PETTENGELLS
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9 Spencer Road, New Milton, Hampshire, BH25 6BZ
Asking Price £485,000

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- Three bedrooms all with fitted wardrobes
- Master bedroom having ensuite shower room
- Large living/dining room
- Conservatory
- Double garage with electric door
- Central location close to M&S & high street
- Off road parking for multiple vehicles
- Low maintenance rear garden
- Chain free
- Double glazed & gas fired central heating

VERY IMPRESSIVE THREE BEDROOM DETACHED BUNGALOW WITH TWO RECEPTION ROOMS IN THE HEART OF NEW MILTON TOWN OPPOSITE MARKS & SPENCERS.

Accommodation: The entrance hall provides plenty of storage and has a doorway into the well appointed kitchen with built in appliances, which overlooks the front. Double doors into the large living/dining room with further doors which lead into the conservatory overlooking the rear garden. The main bedroom has a comprehensive range of fitted wardrobes and benefit from having an ensuite shower room. The two further bedrooms both have fitted wardrobes. To compliment this there is a further family bathroom.

Outside: The driveway gives good off road parking for multiple vehicles and leads to the garage with electric up and over door, light, power and return door to the side. The rear garden is a nice feature of the property being low maintenance with large decked area and artificial grass with shrub and flower borders and gate to the side.

EPC: D, Council tax band: E, Tenure: Freehold

21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

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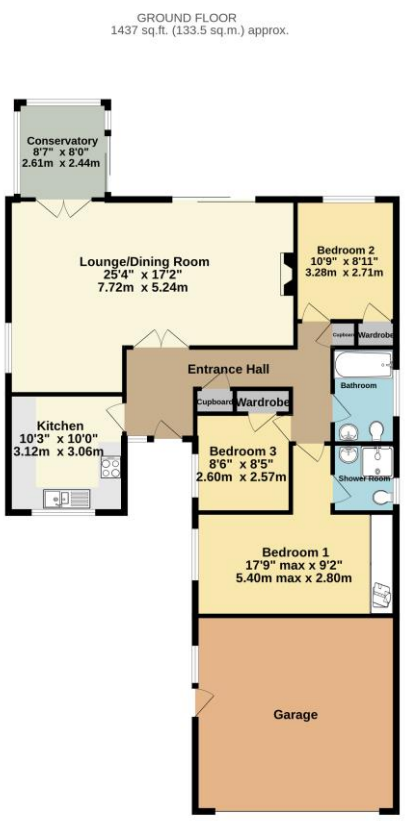

VERY IMPORTANT, PLEASE READ: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.

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