PETTENGELLS
ESTATE AGENTS

16 Queens Grove, New Milton, Hampshire, BH25 5DA
Asking Price £400,000

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- Impressive bungalow
- Nice gardens
- Lots of parking
- Garage
- Living/dining room
- Kitchen overlooking garden
- Three bedrooms
- Shower room
- Close to shops
- 1 Mile from town centre

WELL PRESENTED DETACHED BUNGALOW WITH MODERN KITCHEN AND BATHROOM, PLEASANT GARDENS AND LOTS OF OFF ROAD PARKING.

Accommodation: There is an impressive, spacious and welcoming entrance hall. The loft is a useable mainly boarded area accessed via loft ladder. There is a lovely L-shaped living/dining room ie separate lounge and dining areas, and an attractive outlook over the garden. The kitchen similarly enjoys a nice outlook and has a modern boiler for the gas central heating. There are three bedrooms, two doubles and a single and then a well appointed shower room.

Outside: The bungalow sits on an impressive wide plot where the wide driveway gives lots of off road parking and there is also a detached single garage with power. Either side of the bungalow are attractive lawned areas, one for morning sun, one for afternoon sun! There is also paved patio and a shed with power. An electric awning adjoining the bungalow adjacent to the lounge gives welcome shade on a hot day.

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

'Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.'
Plan produced using PlanUp.

16 Queens grove, New Milton

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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