



PETTENGELLS
ESTATE AGENTS

37 Albert Road, New Milton, Hampshire, BH25 6SP
Offers Over £400,000

37 Albert Road, New Milton, Hampshire, BH25 6SP

- Beautifully presented three bedroom semi detached house
- Impressive living room
- Well appointed kitchen
- Separate dining/family room
- Utility room and ground floor shower room
- Three bedrooms
- First floor bathroom
- Double glazed and gas fired central heating
- Driveway and garage
- Lovely rear gardens





Accommodation: The front door opens into the entrance porch, in turn leading into the hall and then the impressive and well laid out kitchen. This then flows into the spacious dining/family room with patio doors to the rear garden. The lovely living room is at the rear with doors also opening to the garden and has a further storage cupboard. To compliment the spacious ground floor accommodation there is a utility room which leads into the ground floor shower room. On the first floor you have three bedrooms and the main family bathroom.

Outside: The landscaped rear garden is a particularly nice feature of the property laid to a lawned area with further raised patio area and vegetable patch, and a rear gate taking you to the driveway. You can access the garage (measuring 5.08m x 2.41) directly from the garden with a door to the side, with vehicle access via Pleasance Way.

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

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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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