



PETTENGELLS
ESTATE AGENTS

24 Barrs Wood Road, New Milton, Hampshire, BH25 5HS
Asking Price £575,000

24 Barrs Wood Road, New Milton, Hampshire,
BH25 5HS

- Spacious detached bungalow in lovely road
- Lovely private garden
- Driveway and garage
- Chain free sale
- Two/three bedrooms
- Large living room
- Impressive dining/family room
- Kitchen overlooking garden
- Bathroom and WC/cloakroom
- Conservatory





Accommodation: There is a porch and then entrance hall. A bright living room has a feature fireplace and then leads via doors to a spacious dining/family room which opens out to the rear garden and also leads into the well appointed kitchen, which has a pleasant outlook to the rear. There are two bedrooms at the front and then a further potential bedroom/additional reception room. This does have a cloakroom off it and also a conservatory leading off. There is main bathroom.

Outside: To the front is an attractive area of garden. The driveway gives off road parking and leads to the garage which has an electric door to the front. The secluded rear garden comprises mainly lawned and paved areas and there are also shrubs, and two sheds. Solar panels reduce energy bill.

EPC: D, Council tax band: E, Tenure: Freehold, approx floor area 1515 sq ft

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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