

PETTENGELLS
ESTATE AGENTS

27 Milton Mead, New Milton, Hampshire, BH25 6SX
**Asking Price £375,000**

## 27 Milton Mead, New Milton, Hampshire, BH25 6SX

- Desireable home in cul de sac location
- Chain free sale
- Pleasant gardens
- Lots of potential
- Driveway and garage
- Three bedrooms
- Living room
- Dining room
- Kitchen
- Bathroom and downstairs WC













CHARACTER THREE BEDROOM SEMI' OFFERED 'CHAIN FREE' AND WITH GREAT SCOPE TO MODERNISE AND POTENTIALLY EXTEND. RELUCTANT SALE BY OWNER WHO HAS LIVED HERE FOR 60 YEARS!

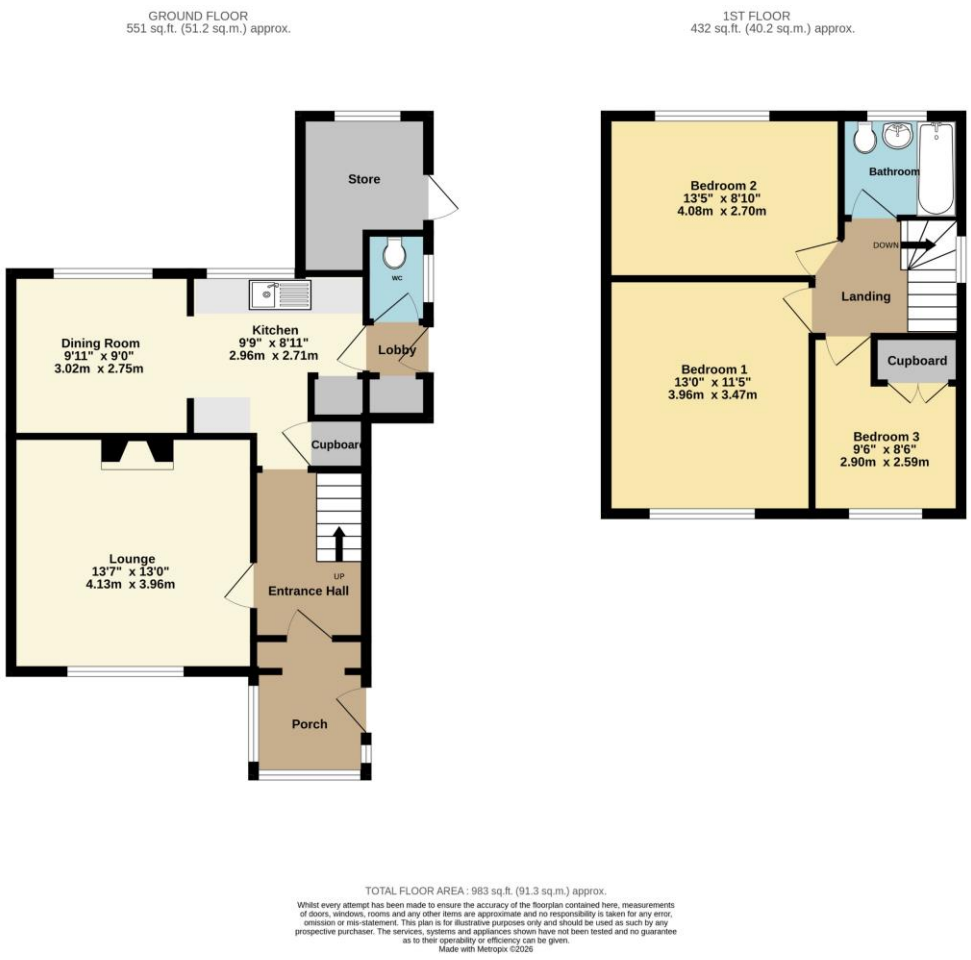
Accommodation: There is a porch/snug sun lounge to the front. This leads into the entrance hall and then in turn the living room, which has a feature fireplace. The kitchen overlooks the rear garden and has a doorway to the separate dining room. The kitchen also opens to cloakroom/WC and utility area. Upstairs the first floor landing leads to the three bedrooms, two doubles and a single, and the bathroom.

Outside: To the front of the house is an area of garden with lawn and shrubs. The gates give access to the driveway. There is a garage to the rear measuring 5.7m x 2.5m. The impressive rear garden has lawned areas as well as paved patio, various shrubs and a greenhouse. Large store at the rear of the house.

EPC: C, Council tax band: C, 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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