

PETTENGELLS
ESTATE AGENTS

21 High Ridge Crescent, New Milton, Hampshire, BH25 5BT
Asking Price £425,000

21 High Ridge Crescent, New Milton, Hampshire, BH25 5BT

- Appealing detached bungalow
- Chain free sale
- Pleasant location
- Generous driveway
- Car port & garage
- Two bedrooms
- Large kitchen/breakfast room
- Conservatory overlooking rear garden
- Living room
- Shower room and second WC













WE ARE PLEASED TO OFFER AS A 'CHAIN FREE' SALE, THIS APPEALING TWO BEDROOM DETACHED BUNGALOW, LOVELY GARDENS AND VIEWING RECOMMENDED.

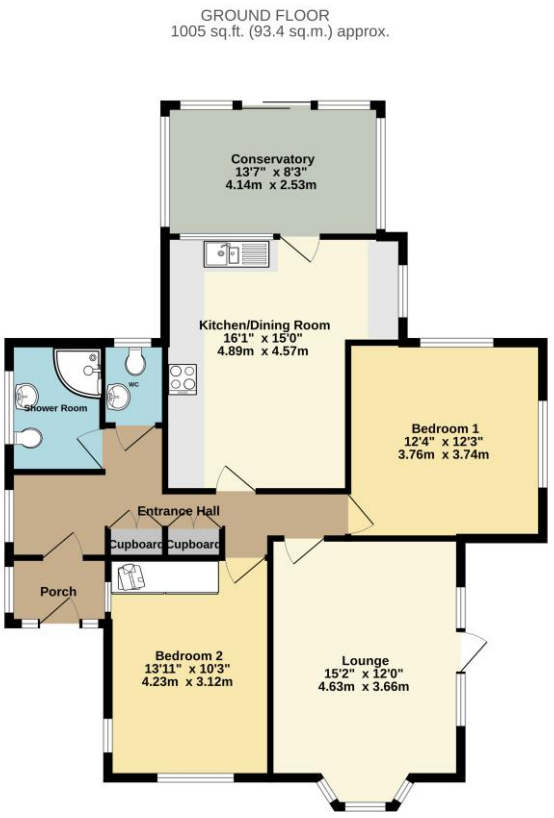
Accommodation: There is a porch leading into an entrance hall with good storage. There is a bright, double-aspect living room with feature fireplace. A spacious kitchen/dining room leads to a conservatory and this overlooks the rear garden. There are two bedrooms, a shower room and then a cloakroom/second WC.

Outside: The bungalow sits on an impressive wide plot, with a pleasant garden area to the front and a generous driveway to the south side of the property, which leads to a carport and then to a garage. This measures 5m x 2.5m and does have power. The rear garden is a lovely feature, with lawned and paved areas. There are also shrubs, a summer house and a pleasant tree-lined backdrop behind the garden.

EPC: D, Council tax band: D, 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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