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6 Manor Farm Close, New Milton, Hampshire, BH25 6QP
Asking Price £299,950

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- Three bedroom terraced house
- Kitchen/breakfast room
- Lounge with wood burner
- Bathroom with shower over
- Double glazed and warm air gas fired central heating
- Garage in a block to the rear
- Further communal parking area
- Low maintenance gardens
- Close to amenities
- Vendor suited

VENDORS SUITED – A VERY WELL PRESENTED THREE BEDROOM HOUSE WITH KITCHEN/BREAKFAST ROOM, LOUNGE AND GARAGE IN A BLOCK CLOSE BY.

Accommodation: The front door opens into the handy entrance porch which in turn opens into the living room with wood burner and mantle over. Door leads into the well laid out kitchen/breakfast room with breakfast bar and built in oven, gas hob and extractor, with further door to understairs storage cupboard also housing the warm air central heating boiler. On the first floor you have 3 bedrooms with a family bathroom with bath and shower over, WC and wash hand basin, built into a vanity unit with further storage.

Outside: The rear garden is low maintenance with a small area of artificial lawn and paviour, with a gate to the rear leading to the garage in a block and parking. To the front there is further parking area for Manor Farm close residents.

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

Travis Perkins is situated to the rear which closes at 5pm Monday - Friday and 12pm Saturday.

21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

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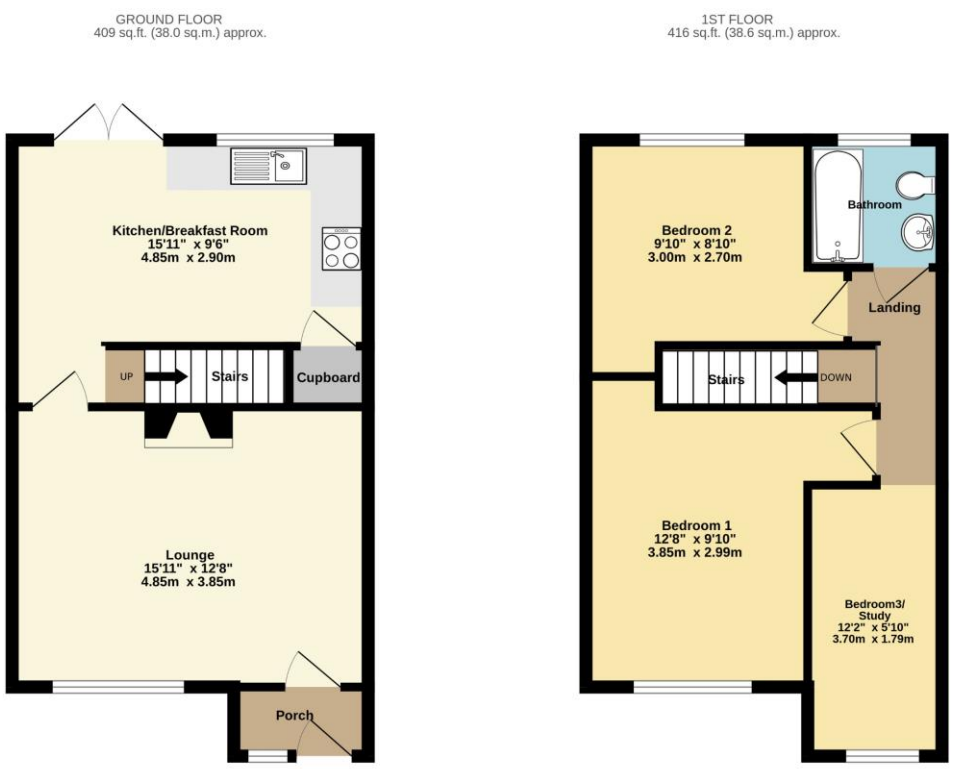

VERY IMPORTANT, PLEASE READ: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are 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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