

PETTENGELLS
ESTATE AGENTS

7 Marley Avenue, New Milton, Hampshire, BH25 5LQ
Asking Price £365,000

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- Bungalow offered chain free
- Needs modernising
- Gardens
- Driveway and 19' garage
- Large living room
- Kitchen
- Two bedrooms with fitted wardrobes
- Bathroom
- Walking distance to town centre & station
- Subject to probate













WE ARE PLEASED TO OFFER AS A 'CHAIN FREE' SALE, THIS TWO BEDROOM DETACHED BUNGALOW OFFERING GREAT FUTURE POTENTIAL.

Accommodation: The entrance hall leads into a large bright living/dining room. There is a kitchen which also houses the gas boiler for central heating. There are two double bedrooms, both with built in wardrobe and there is a bathroom.

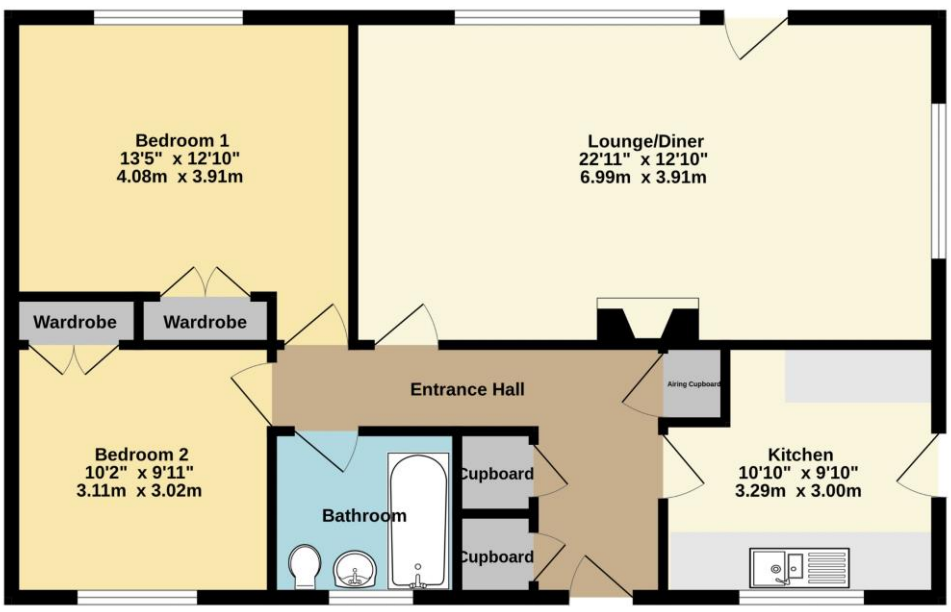
Outside: The bungalow sits on a wide plot and has gardens which will need attention to the front, side and rear. The driveway gives access via gates and gives off a parking leading to the garage, measuring 6m x 2.7m.

EPC: F, 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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GROUND FLOOR
819 sq.ft. (76.1 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 sq.m.) approx.

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.
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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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