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14 Pleasance Way, New Milton, Hampshire, BH25 6TD
Asking Price £375,000

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- Appealing house close to town
- Extended to give family room off kitchen
- Nice garden
- Garage
- Three well presented bedrooms
- Bathroom with window
- Kitchen
- 17' x 16' Living room
- Conservatory
- Downstairs cloakroom/WC

WE ARE DELIGHTED TO OFFER THIS EXTENDED THREE-BEDROOM, THREE RECEPTION ROOM (INCLUDING CONSERVATORY), END OF TERRACE HOUSE WITH GARAGE AND GARDENS, CONVENIENTLY SITUATED CLOSE TO NEW MILTON TOWN CENTRE AND STATION.

Accommodation: The entrance hall leads into a super large living room and then in turn the conservatory overlooking the rear garden. There is a kitchen, separate dining room and downstairs cloakroom. The first floor landing leads to three well proportioned bedrooms and a bathroom.

Outside: To the front is an area of garden. Next to the house is a useful parking bay although first come first served. Behind the property is a garage block where the end one belongs to this house. The rear garden is lovely with lawned and decked areas as well as a shed and shrubs and beside the house is a useful lean to.

EPC: D, Council tax band: C, 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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