

PETTENGELLS
ESTATE AGENTS

37 Vicarage Gardens, Hordle, Hampshire, SO41 0XJ

Offers Over £325,000

37 Vicarage Gardens, Hordle, Hampshire, SO41 0XJ

- Superb Coltens two bedroom home
- Edge of sought after development
- Splendid living room leading to
- Impressive orangery
- Kitchen
- Downstairs cloakroom
- Bathroom
- Gardens
- Parking close (not allocated)













WE ARE PLEASED TO OFFER AS A 'CHAIN FREE', SALE THIS FREEHOLD COLTENS BUILT TWO BEDROOM END OF TERRACE HOUSE, IN A LOVELY VILLAGE LOCATION.

Accommodation: The entrance hall leads into the superb living/dining room. Then opening into the fine orangery. There is a kitchen and downstairs cloakroom/WC. Upstairs the landing leads to two double bedrooms and a bathroom. Note pictures are a mix of library photos of the house.

Outside: The house is situated in a quiet corner of this lovely development. There is a parking area close by, although spaces are not allocated. The house has a small garden to the front and a garden to the rear.

EPC: D, Council tax band: C, Tenure: Freehold, Last annual service charge £600 for upkeep of lovely communal areas (pic 5).

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

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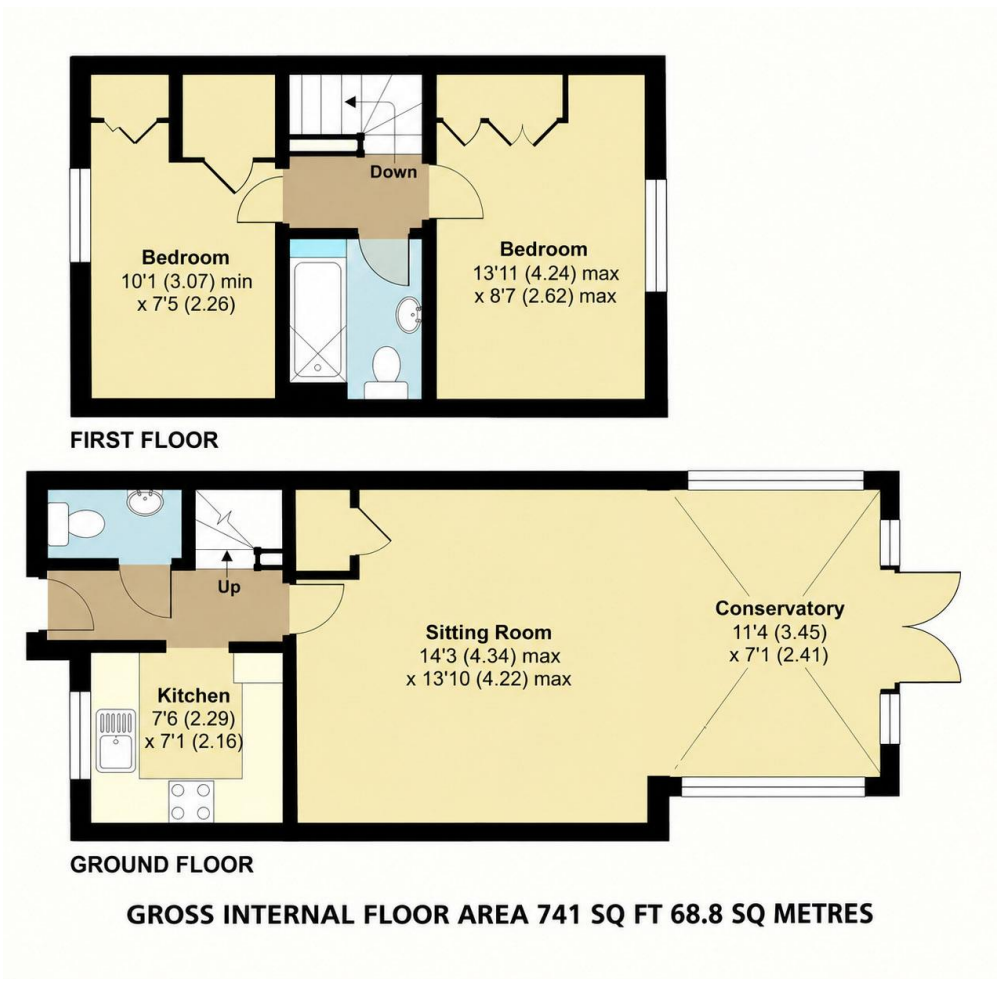







VERY IMPORTANT, PLEASE READ: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are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