



71 Pennywell Gardens, New Milton, BH25 5YB

£250,000

Mitchells
1963 — TODAY



*71 Pennywell Gardens
New Milton
Hampshire
BH25 5YB*

An exciting opportunity to purchase a spacious two bedroom end of terrace house situated within a quiet and private cul de sac location. The property features two double bedrooms, spacious sitting/dining room, separate kitchen and modern shower room. The property has been well cared for by the previous owner and is offered with no forward chain.

- Porch
- Sitting/Dining Room
- Kitchen
- Two Bedrooms
- Shower Room
- Lean-To
- Private Rear Garden
- Ample Parking Nearby



The Property

Entrance Porch with UPVC double glazed front door and useful storage cupboard housing the electrical consumer unit.

Sitting/Dining room with stairs to first floor, UPVC double glazed floor to ceiling window to the front, feature fireplace with brick surround, wall lights and double casement doors onto the lead-to.

Kitchen with pleasant outlook over the rear garden, good range of wall and base units with contrasting worktop, inset stainless steel sink unit, tiled splashback and space for fridge freezer, washing machine and oven.

Landing with trap to roof space and airing cupboard housing the hot water tank.

Modern fully tiled shower room with fitted corner shower cubicle with glass sliding door, electric thermostatically controlled shower, WC, pedestal hand basin, UPVC double glazed window and wall hung storage unit with mirrored front.

Bedroom one is large double bedroom with ample space for bedroom furniture, two double glazed UPVC windows with an outlook over the front of the property.

Bedroom two is on the rear of the property and is currently laid as a generous single bedroom however this could be made up as a double bedroom.

The property has only one previous owner and is being offered with no forward chain.





Gardens & Grounds

To the front of the property is a small area of lawn and mature shrubs.

The rear garden is a particularly private with a good area of raised paved patio, mature shrubs and a timber gate to the rear leading to an area of resident parking adjacent to the property.

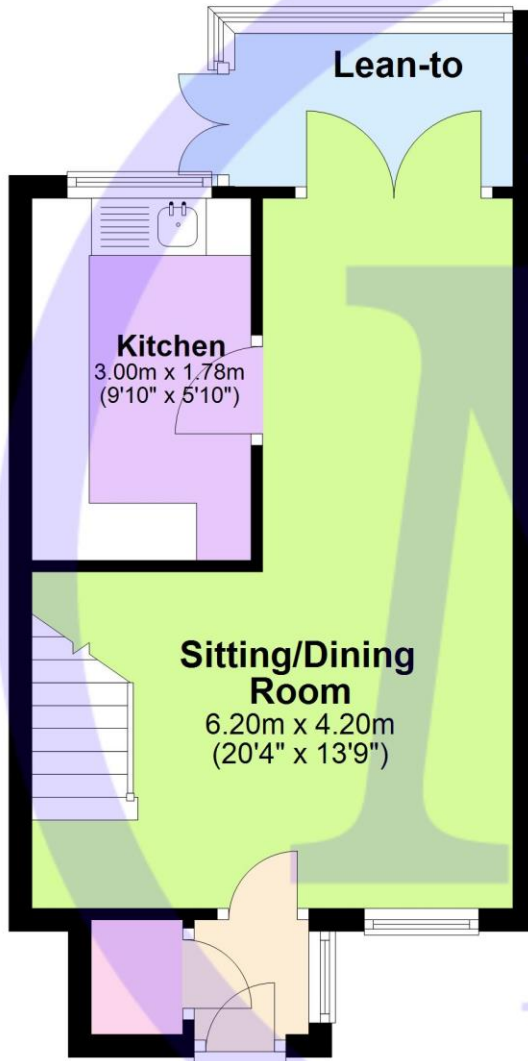


Services

- Mains Electric, drainage and water
- Council Tax Band C
- Energy Performance Rating To be confirmed

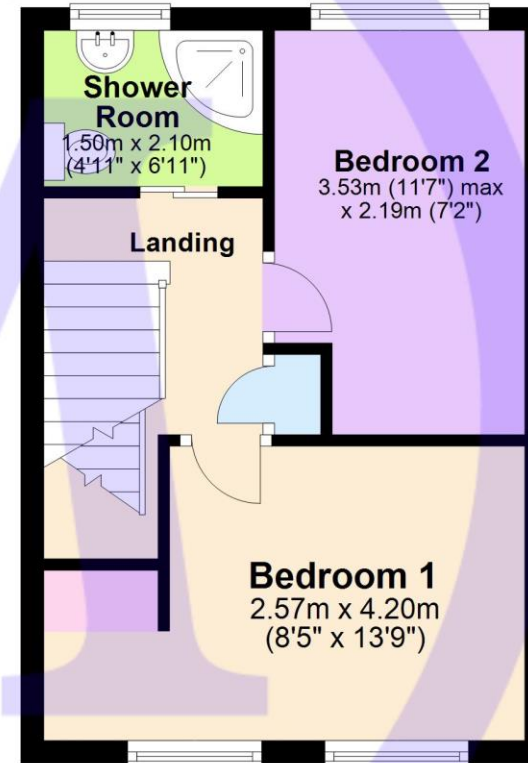
Ground Floor

Approx. 30.9 sq. metres (332.8 sq. feet)



First Floor

Approx. 26.6 sq. metres (286.1 sq. feet)



'Whilst every attempt has been made to ensure the accuracy of this floor plan, the 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.'

Plan produced using PlanUp.

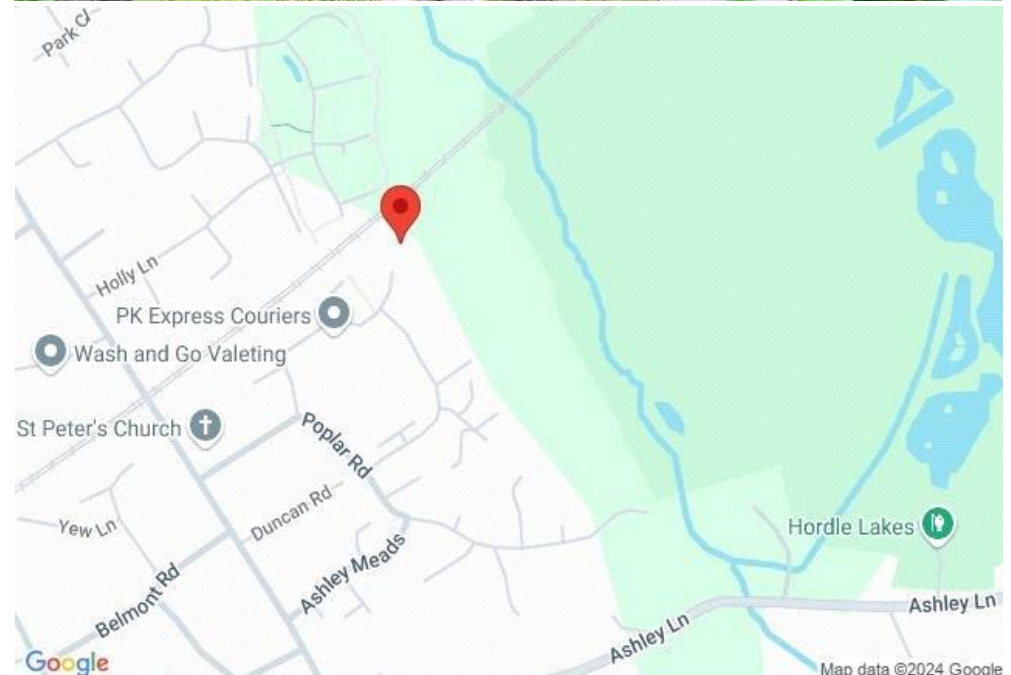
71 Pennywell Gardens, Ashley

Situation

New Milton is a thriving market town on the western edge of Hampshire. The area lies on a picturesque stretch of the Solent coastline with stunning views over Christchurch Bay to the Isle of Wight. With the enviable location, beautiful coastal walks, main line railway station reaching London Waterloo in less than two hours, excellent schools, both private and state, 27 hole links style golf course and the renowned Chewton Glen hotel, New Milton remains an extremely popular location for those relocating to the coast.

Directions

From Mitchells proceed across the traffic lights into Ashley Road. Continue through the next set of lights and upon reaching the traffic lights at the centre of Ashley turn left into Ashley Common Road. Continue across at the next junction, take the first right into Ashlet Gardens, bear left, continue round and turn left into Pennywell gardens where the property will be found on the left hand side.





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