



**Fernglade,
New Milton, Hampshire, BH25 5NZ**



DETACHED HOUSE CLOSE TO TOWN!
We are pleased to offer a chain free sale, this two bedroom detached house situated in a pleasant enclave close to New Milton town centre.

Price....£340,000

- Two Bedrooms
- Kitchen
- Living Room
- Dining Room

- Conservatory
- Garage
- Chain Free
- Southerly Garden

ENTRANCE HALL: Staircase to first floor, radiator.

LIVING/DINING ROOM 16' x 15' narrowing to 11'10" (4.88m x 4.57m narrowing to 3.61m)
Window to front, radiators, door to dining room and sliding door to:

CONSERVATORY: 15' x 7' (4.57m x 2.13m) This overlooks the rear garden.

DINING ROOM: 11' x 8'6" (3.35m x 2.59m) Patio doors to garden, return door to hall, radiator, arch way to:

KITCHEN: 7'10" x 7'5" (2.39m x 2.26m) Window to side, range of base cupboard and drawer units with work surfaces over and further wall mounted cupboards, sink unit, gas boiler, space for washing machine, space for fridge, integrated oven, hob and hood.

FIRST FLOOR LANDING: Window, airing cupboard.

BEDROOM ONE: 16' x 11' (4.88m x 3.35m) Windows to front and rear, built in wardrobe, radiator.

BEDROOM TWO: 13'7" x 8'10" (4.14m x 2.69m) Windows to front and side, built in wardrobe, radiator.

BATHROOM: WC, wash hand basin, bath, window, radiator.

OUTSIDE: A driveway to the side gives off road parking and leads to the single:

GARAGE: 17' x 8'2" (5.18m x 2.49m) This has power and has a personal door to:

REAR: This enjoys an approx southerly aspect and has lawned area and shrub borders and there is decking adjoining the house.

EPC: D, COUNCIL TAX BAND: D

DIRECTIONS: From our office bear right into Old Milton Road and then left at the traffic lights into Station Road, continue through town over the railway bridge and take the first right into Manor Road and then the first left into Fernglade.

IMPORTANT: 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. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts to report before proceeding.

