



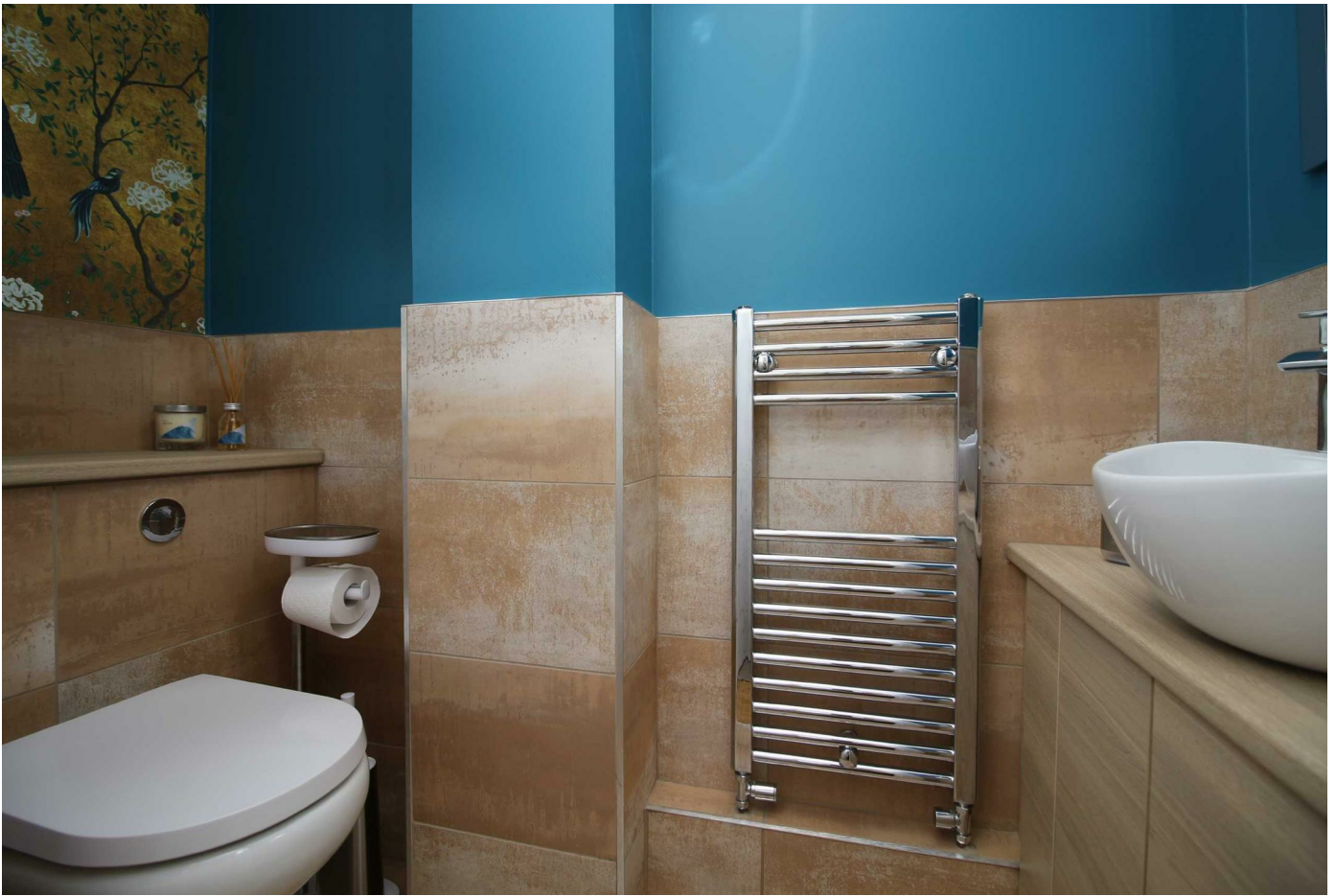
26 Derwent Road, New Milton, BH25 5HY
Price £449,000

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26 Derwent Road, New Milton, BH25 5HY

- Three Bedrooms
- Living Room
- Kitchen
- Orangery
- Bathroom
- Dining Room
- Garage and Parking
- Lovely Gardens





LOVELY HOME WITH IMPRESSIVE GARDEN!
We are pleased to offer this three bedroom end of terrace house with splendid orangery overlooking the superb garden. This property also has an ensuite and a garage.

Accommodation: There is an impressive sitting room leading into separate dining area. There is a pleasant orangery/ conservatory overlooking the garden. There is also a kitchen and a downstairs cloakroom. Upstairs there are three bedrooms with bedroom one having the benefit of an ensuite shower room plus a main bathroom.

Outside: To the front of the house is an area of garden. There is a **GARAGE** in a block closeby with a parking space opposite, as shown in the photos. The rear garden is a lovely feature of the house and has a lawned and paved areas, a garden shed with power, and shrub borders.

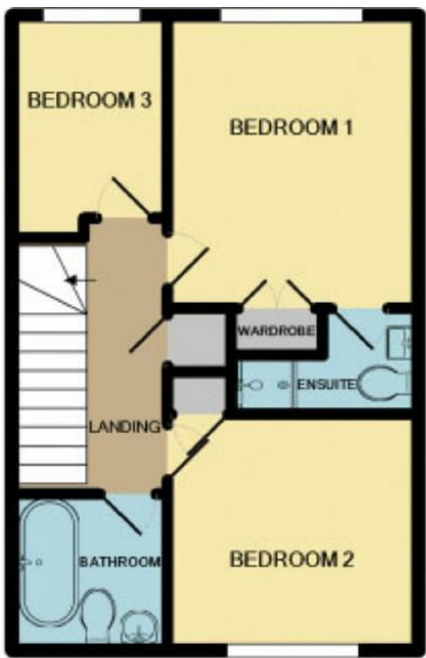
EPC: D, Council tax band: D, Tenure: Freehold

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

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GROUND FLOOR
APPROX. FLOOR
AREA 49.5 SQ.M.
(533 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 40.2 SQ.M.
(433 SQ.FT.)

TOTAL APPROX. FLOOR AREA 89.7 SQ.M. (966 SQ.FT.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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



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. Any reference to tenure has been supplied by the seller and is given in good faith, similarly please check council tax banding and maintenance/ground rent figures as these can change. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts to report before proceeding.

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