



O'HARA  
PROPERTIES & ESTATES

BRECON CLOSE | NEW MILTON | BH25 6UB

£400,000



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# WELCOME Home

O'Hara Properties and Estates are delighted to welcome to the market this charming 2-bedroom bungalow, located in a highly sought-after area of New Milton.

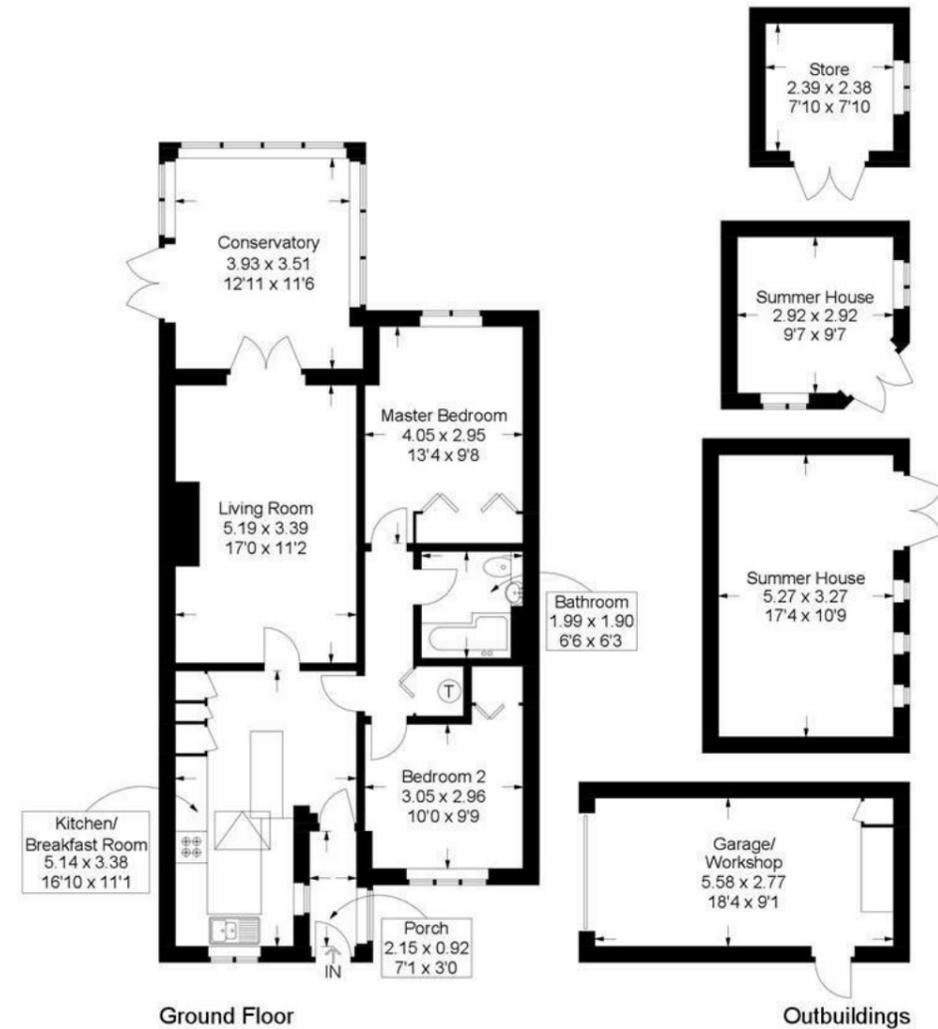
This property offers a fantastic opportunity for downsizers, first-time buyers, or investors, featuring comfortable single-storey living.

To book a viewing, please call 02392259822! Option 2!



## Brecon Close, New Milton

Approximate Gross Internal Area = 82.2 sq m / 885 sq ft  
Outbuildings = 47.7 sq m / 513 sq ft  
Total = 129.9 sq m / 1398 sq ft



Ground Floor

Outbuildings

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



#### PROPERTY DISCIPTION

As you approach the property you are met with a well-maintained frontage, including a generous driveway and detached garage. This charming two-bedroom semi-detached bungalow set within a peaceful cul-de-sac offers a sense of privacy and ease from the outset, leading into a home that balances comfort with practicality. Stepping inside, the bungalow you are met with bright and comfortable single-level living. The spacious living area enjoys generous natural light, creating an inviting space to relax or entertain. The well-arranged modern kitchen provides ample storage and worktop space with a sky light that brightens the room. Leading on through the property you have the well-appointed bathroom finished with a full-sized bath with overhead shower and modern chrome fittings. The vanity unit provides excellent storage while keeping the space neatly organised, complemented by a matching WC. Both bedrooms offer a generous and versatile space, ready for personal touches to make it your own.

The property boasts an impressive and generously sized rear garden. Surrounded by mature trees that provide both shade and character, the garden is an ideal setting for relaxation or outdoor entertaining. The garden is completed with two summer houses that is a perfect space for a home office, studio, workshop, or hobby room. With its expansive lawn and attractive backdrop, this outdoor area presents an excellent opportunity for those who enjoy gardening, outdoor living, or simply having additional functional space.

You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



- PORCH
- KITCHEN
- LIVING ROOM
- CONSERVATORY
- BATHROOM
- MASTER BEDROOM
- BEDROOM 2
- SUMMER HOUSE
- OUTBUILDING
- STORE
- GARAGE
- DISCLAIMER

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The information contained is intended to help you decide whether the property is suitable for you.



## FEATURES

- SINGLE-STOREY LIVING
- QUIET CUL-DE-SAC
- GARAGE
- GENEROUS PLOT
- POPULAR LOCATION
- PROBATE PROPERTY

