William Road

Lymington, SO41 9DZ

SPENCERS
NEW FOREST

10 William Road

Lymington, SO41 9DZ

£319,950

A light and bright semi detached two bedroom bungalow, presented in very good order throughout with the advantage of a good sized mature garden, garage and off road parking. Situated within walking distance of the amenities of the town centre as well as the Lymington railway station and a selection of schooling. EPR: D

Situation

Situated within walking distance of the beautiful market town of Lymington, with its cosmopolitan shopping and picturesque harbour within easy reach. Lymington has a number of independent shops including some designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. To the north is the New Forest village of Lyndhurst and Junction 1 of the M27, which links to the M3 for access to London. There is also a branch line train link to Brockenhurst railway station (5.5 miles) which offers a half hourly service to London Waterloo with a journey time of approximately 90 minutes.

The Property

A side entrance door leads to the bright hallway where immediately to the left is the large wet room/cloakroom. This is a fully tiled room comprising a shower area with electric shower, wc, wash hand basin, heated towel rail and a window to the side. There are two generous double bedrooms, one to the front aspect and one to the rear, both allow ample room for bedroom furniture. The living room has a wide opening from the hallway and has a large picture window to the front aspect and ample room for dining furniture. The immaculate kitchen has a range of wall and base storage units with clever storage solutions and incorporates an electric fan oven with induction hob above. There is space for a washing machine, fridge and freezer and the wall mounted Worcester gas boiler is to one corner. The rear aspect window and a glazed door look over the rear garden and lead to the pleasant raised terrace.

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Outside

To the front of the property is a pleasant front garden with mature planting providing some screening. The garage with roller electric door is close by with parking to the front. There is ample additional parking to the side of the property along William Road, which is a no-through road for residents.

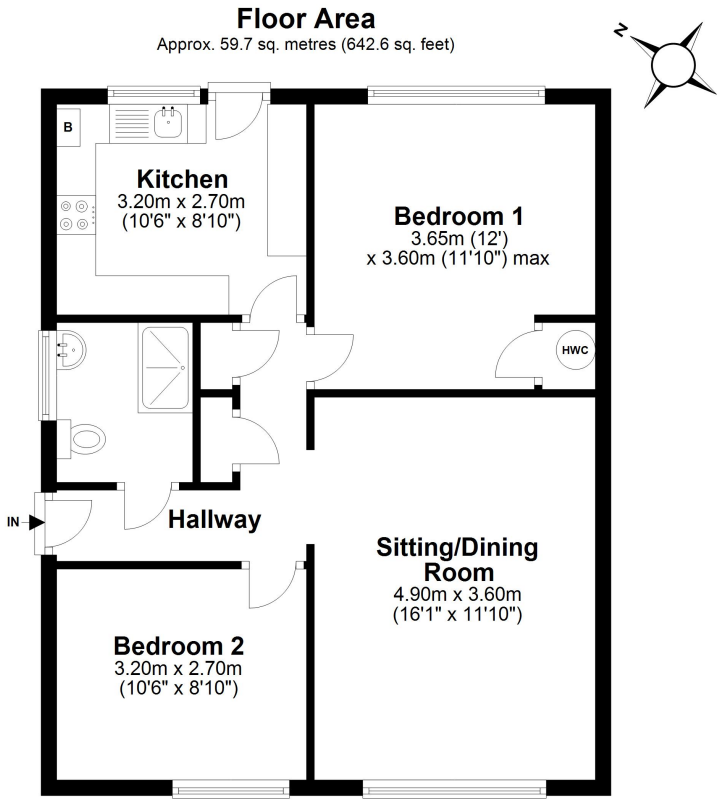
The rear garden is a particular feature of note and of a good size being mainly laid to lawn with mature boundaries and an attractive raised terrace where a substantial wooden gate leads to along the side to the front of the property. There is a stocked fish pond providing a pleasant focal point.

Directions

From our office in the high street, turn left and take the first left turning into New Street (between Boots and Costa) at the end of this road turn left and immediately right into Lower Buckland Road. Take the second turning on the right where the sign indicates it leads to William Road. The property can be found on the right hand side on the corner.

Services

Energy Efficiency Rating: Current 67 Potential 86
Council Tax Band: C
All mains services are connected.



Total area: approx. 59.7 sq. metres (642.6 sq. feet)

Illustration for identification purposes only; measurements are approximate, not to scale.EPC New Forest Plan produced using PlanUp.

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position for you.

For more information please contact us:
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