



37 Fennel Gardens

Lymington, SO41 9FS



SPENCERS





A three bedroom mid terraced property located in a quiet cul de sac and presented in immaculate condition throughout with the advantage of a lovely park view. conservatory and ample communal parking in the close.

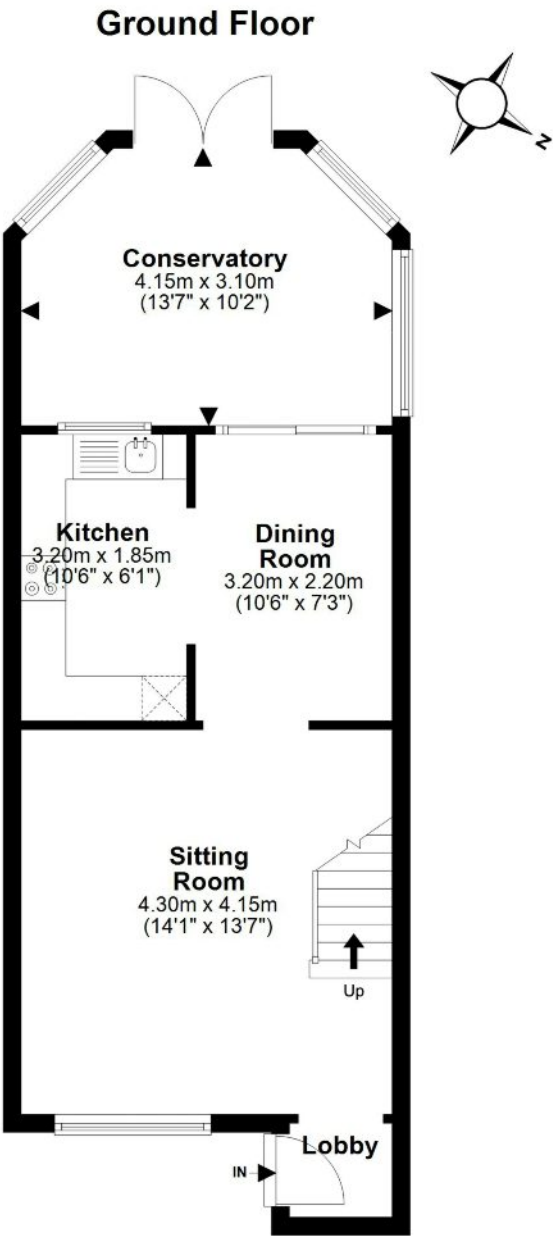
The Property

The front door opens into an inner porch with hanging space for coats and umbrellas. The spacious lounge is both light and bright with ample space for sofas and open plan under stairs storage. The dining room flows from here and opens into the modern kitchen with a range of fitted worktops and cabinets, integrated fridge freezer, electric oven, hob and extractor, fitted dish washer and plumbing for a washing machine. The conservatory is South West facing with lovely garden views .

£345,000



FLOOR PLAN



Approx Gross Internal Area
76.7 sqm / 826.0 sqft

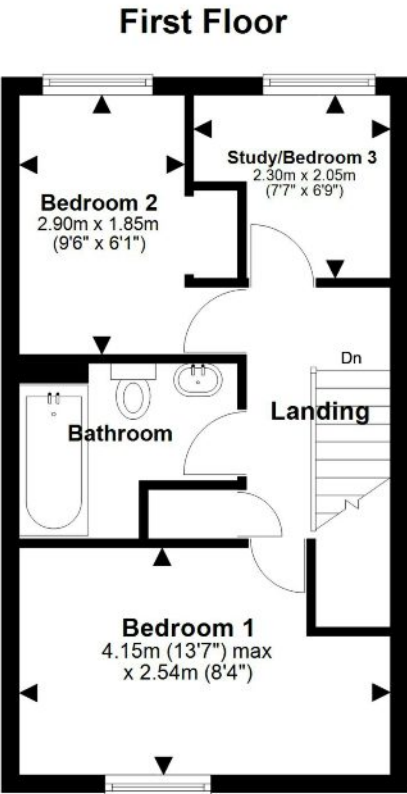


Illustration for identification purposes only; measurements are approximate, not to scale. www.fpusketch.co.uk
Plan produced using PlanUp.



“

The family home has a beautiful kitchen/diner, spacious lounge and a contemporary bathroom suite.

The Property continued . . .

Stairs lead to the first floor landing with loft access. The master bedroom overlooks the front garden, bedroom two has a view of the park and bedroom three is a single with garden views. The contemporary style bathroom suite completes the accommodation. Overall the property is a well presented family home with generous rooms located within a short walk of the amenities in Lymington High Street.

Situation

The beautiful Georgian market town of Lymington with its cosmopolitan shopping and picturesque harbour is within easy reach of the property. Also within walking distance are the two large deep water marinas and sailing clubs for which the town has gained its status as a world renowned sailing resort, as well as an open-air seawater bath that was built in 1833. 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. On Saturday, a market is held in the High Street, the origins of which probably date back to the 13th century. 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 (approx. 5.5 miles) which gives direct access to London Waterloo in approximately 90 minutes.



Grounds & Gardens

The cul de sac location provides ample communal parking. The rear garden is a delight with a patio ideal for alfresco dining, fence panel borders, a lawned area with various mature shrubs and bushes and numerous colourful plantings and a garden shed for storage.



Directions

From our office in the High Street proceed down the hill and turn left into Gosport Street. Continue across both mini roundabouts into Marsh Lane. Take the first turning left into Champion way. Take the third left into Fennel Gardens and the property can be found directly in front.



“

Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.

Services

Tenure: Freehold

Council Tax: C

EPC: C Current: 76 Potential: 81

Property Construction: Brick elevations & tile roof

Utilities: Mains gas, electric, water & drainage

Heating: Gas central heating

Broadband: Ultrafast broadband with download speeds of up to 1000mps available at this property (ofcom)

Restrictive Covenants: No use of property other than a private dwelling and nothing is to be done to the property to lessen support of walls or other structures.

Easements: Access along the enclosed rear passageway to two private dwellings.

Parking: Communal parking - No allocated space

Important Information

Spencers 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 efficient working order or fit for 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 fittings, 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 to you.



For more information or to arrange a viewing please contact us:

74 High Street, Lymington, SO41 9AL

T: 01590 674 222 E: lymington@spencersproperty.co.uk

www.spencersproperty.co.uk