



CRAB COTTAGE, 37 WATERLOO ROAD • LYMINGTON • SO41 9DD £395,000

This successful and highly profitable holiday let is offered for sale with no forward chain. This charming two double bedroom character cottage is beautifully presented and located close to Lymington High Street, train station and all local amenities.

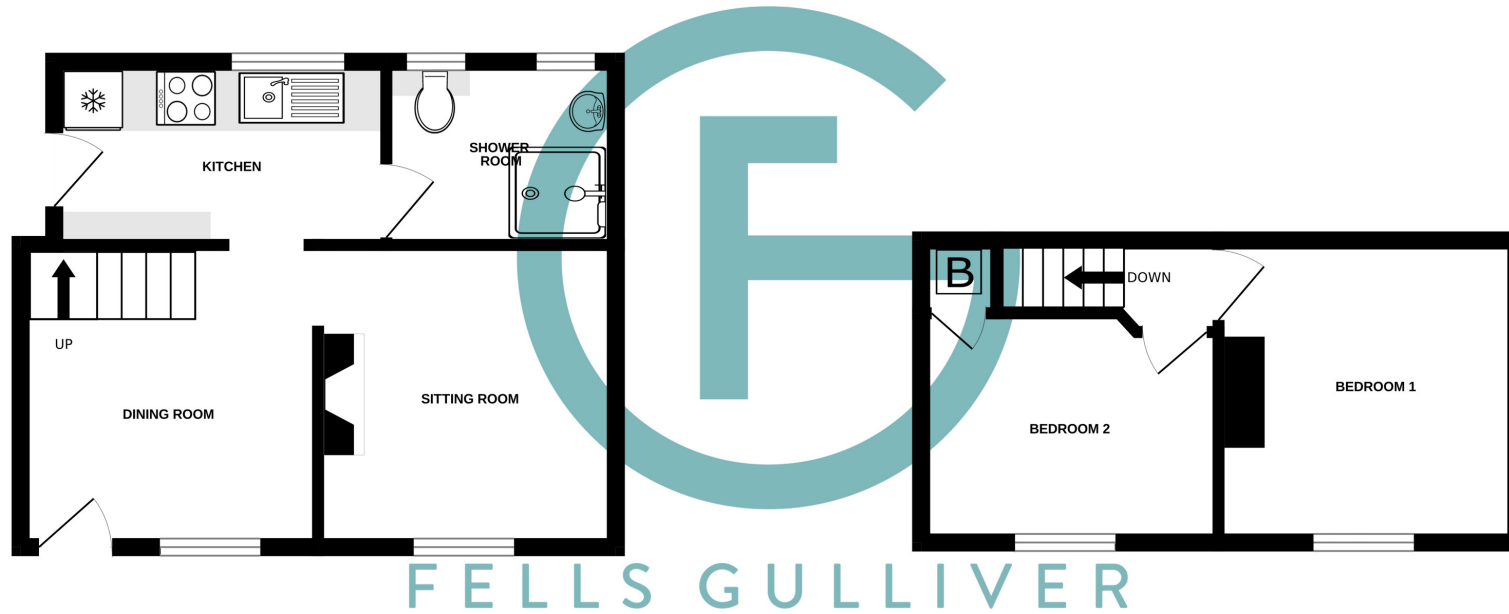


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PROPERTY EXPERTS

GROUND FLOOR

1ST FLOOR



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Property Specification



- Modern fitted kitchen
- Sitting room
- Dining room
- Two double bedrooms
- Shower room
- Close to Lymington High Street and its amenities
- Short walk from Train Station
- Offered for sale with no forward chain
- Currently set up as a successful and profitable Airbnb

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Description

Located in this convenient town centre location, this charming two double bedroom semi-detached character cottage is offered for sale with no forward chain and would make an ideal lock up and leave or Airbnb investment.

Front door leading into the dining room, with stairs rising to the first floor and window to the front aspect. Opening through to the sitting room which has a feature fireplace and window to the front aspect. Opening from the dining room through to the kitchen, with range of fitted cupboard and drawer units with inset single bowl and drainer sink unit, space for cooker, space for tall fridge freezer, window to the rear aspect overlooking the garden. Pedestrian door to the side aspect leading out to the rear garden. Door from the kitchen into the shower room which comprises a shower cubicle with tiled walls and mixer shower, pedestal wash hand basin, low level w.c., chrome heated towel rail, two frosted windows to the rear aspect.

First floor landing with doors into the two bedrooms. Master bedroom with window to the front aspect. Double bedroom two with cupboard housing the gas central heating boiler, and window to the front aspect.

There is pedestrian side access through to the rear garden which is paved for easy maintenance, offering space for patio table and chairs and there are raised bed borders with various shrubs and plants.

As with its neighbours, part of the garden is subject to a peppercorn rent - please ask agent for more details.

The beautiful Georgian market town of Lymington has many independent shops and the picturesque Quay, deep water marinas, and sailing clubs. Lymington has a numerous highly regarded restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. To the north are the New Forest villages of Brockenhurst and Lyndhurst and Junction 1 of the M27 which links to the M3 for access to London. Lymington Town railway station is a couple of minutes level walk from the cottage, offering a branch line train link to Brockenhurst Railway Station (approx. 5.5 miles) which provides a half hourly service to London Waterloo with a journey time of approximately 90 minutes.





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