



30 Shrubbs Avenue *St Thomas Park, Lymington, SO41 9NL*

SPENCERS
NEW FOREST





The Property

A three-bedroom semi-detached family home located a short walk from Lymington high street, which has been extended to provide spacious living accommodation with a lovely kitchen, lounge/dining room. The property also has the additional benefit of a fully insulated garden studio, perfect for working at home.

On the ground floor is an impressive open plan lounge/family room. The main living room has a bay window at the front of the property and a featured Log burner. The kitchen has been tastefully extended with a range of contemporary units. The kitchen has a very contemporary and stylish look with exposed brickwork and solid oak kitchen worktops. The Kitchen has fully integrated appliances including a dishwasher, fridge-freezer, five-burner gas hob, electric oven with an extractor fan. From the kitchen there are UPVC doors, which lead onto the decking of the garden. Also located on the ground floor is the boot room and family bathroom. The first floor incorporates two double bedrooms and a single bedroom. The master bedroom has an ensuite.

The Situation

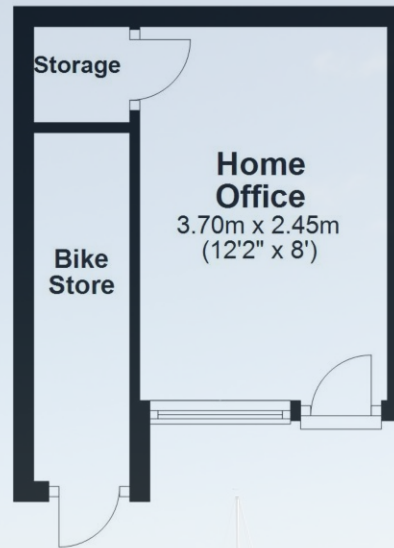
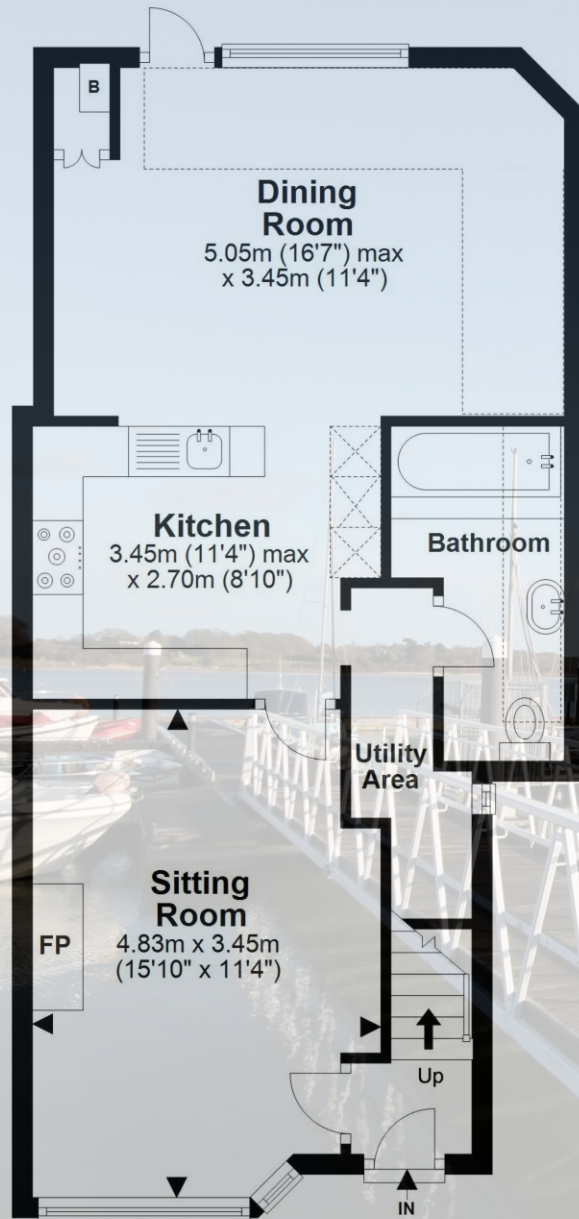
Ideally positioned a short 500 metre walk from Lymington's historic Georgian High Street this location offers exceptional convenience with a wide range of shops, restaurants, bars and cafes only half a mile away. Lymington is also renowned for its excellent sailing facilities and also offers direct ferry services to the Isle of Wight as well as a rail connection to London via Brockenhurst in approximately 2 hours. There are beaches nearby at Milford on Sea and Barton on Sea with the expanse of the New Forest, with its unrivalled walks and rides.

£425,000

 3  2  2

FLOORPLAN

Ground Floor



Approx Gross Internal Areas

House: 85.0 sqm / 915.0 sqft
Outbuilding (not necessarily in correct position/orientation): 13.3 sqm / 143.2 sqft

Total Approx Gross Area:
98.3 sqm / 1058.2 sqft

Floor Plan

First Floor

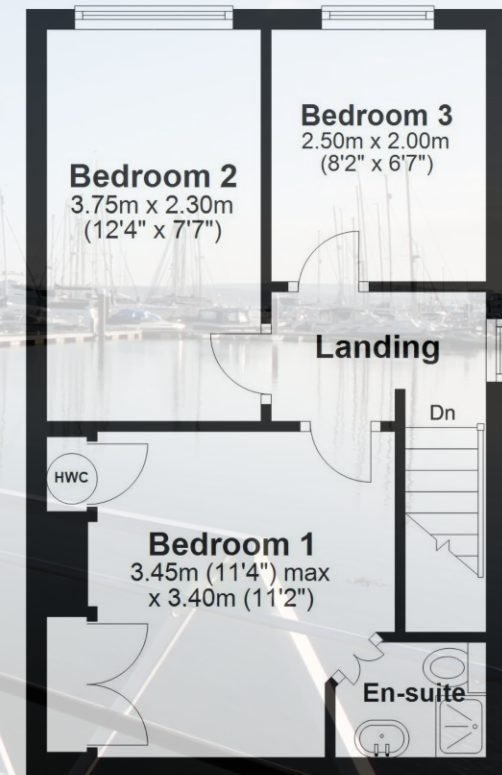
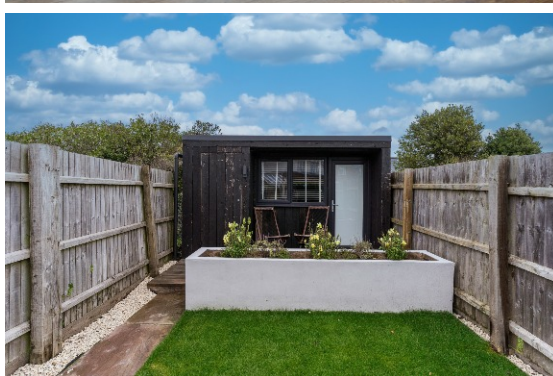


Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest
Plan produced using PlanUp.



Grounds & Gardens

At the front of the property, there is ample parking and a side gate, which gives access to the rear garden. The garden is westerly facing has been landscaped with raised planters along the side and at the rear of the garden. At the far end of the garden there is fully insulated Scandinavian style clad studio with timber decking outside. The studio has electricity and Internet connection and is a perfect set up for someone working from home.

Services

Energy Performance Rating: D Current 65 Potential 83

Council Tax Band: C

All mains services connected

Points Of Interest

Royal Lymington Yacht Club	1.3 miles
Lymington Quay	1.3 miles
Waitrose Lymington	0.2 miles
Walhampton (Private School)	1.5 miles
Priestlands Secondary School	0.9 miles
Lymington Hospital	1.5 miles
Brockenhurst Train Station	4.6 miles
Brockenhurst Tertiary College	4.9 miles
The Pig	5.5 miles

Important Information

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 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



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

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