



4 Middle Road *Lymington, SO41 9HF*

SPENCERS  
NEW FOREST





## The Property

An attractive two bedroom terrace Victorian character cottage with a good sized garden. Positioned within an easy walk of Lymington High Street, Waitrose, town quay, marinas, sailing clubs as well as the famous salt-water swimming baths, restaurants and coastal walks.

An inner porch opens in to the spacious sitting room with feature brick open fireplace, dining area with cupboard under the stairs and second fireplace. The kitchen extends from the small inner landing off the dining room and whilst requiring updating has all the standard plumbing, work surfaces and cupboard units required. Stairs rise to the first floor landing with loft access and a door to the master bedroom with stripped wood floors and a front southerly aspect. Bed two is a single room with a garden view. The white bathroom suite is at the end of the hall with a three piece suit and side access window.

## The Situation

Middle Road forms part of an attractive and increasingly popular enclave of peaceful residential roads that are conveniently positioned for both Waitrose and the High Street which offers a range of boutiques and larger shops as well as historic pubs, restaurants and cafes. Lymington is a thriving market town with an abundance of green space and world renowned sailing opportunities from the deep water marinas and yacht clubs. The town is surrounded by the open spaces of The New Forest which provides almost limitless walks and cycle rides. There is a railway station in the town offering services to London Waterloo via Brockenhurst and a ferry to Yarmouth on the Isle of Wight.

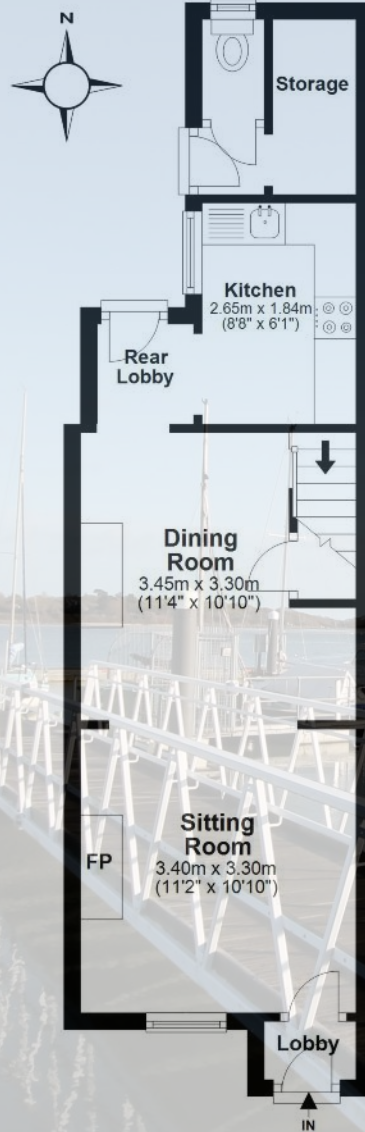
**OIEO £399,000**



# FLOOR PLAN

## Ground Floor

Approx. 34.5 sq. metres (371.4 sq. feet)



## First Floor

Approx. 27.9 sq. metres (300.7 sq. feet)



Total area: approx. 62.4 sq. metres (672.1 sq. feet)

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



## Grounds & Gardens

The rear door opens in to a small area with an outside wc and store room. The garden is a very good size with various plantings, trees and shrubs with fence borders, a wooden garden shed and pedestrian and bike access to Southern road.

## Services

Energy Performance Rating: C Current: 72 Potential: 86

Council Tax Band: C

All mains services connected

## Points Of Interest

Royal Lymington Yacht Club	1.5 miles
Lymington Quay	1.2 miles
Waitrose Lymington	0.6 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



## LYMINGTON QUAY

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

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