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NAEA PROPERTY MISDESCRIPTIONS

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3 Bucklers Mews Anchorage Way

Lymington, SO41 8JL

SPENCERS NEW FOREST

3 Bucklers Mews Anchorage Way

£299,950

Lymington, SO41 8JL

An extremely well-presented two double bedroom, two bathroom over 55s retirement mid-terraced house in a purpose built mews development with beautiful garden to the rear, allocated parking and a well-planned spacious living arrangement. Conveniently located just behind the top of the High Street in a quiet location, within 2 minutes' walk of Waitrose. EPR: C

Situation

Situated at the top and to the south side of the High Street within an easy walk of all amenities, the property is tucked away in a lovely quiet location with parking. Lymington is situated on the southern edge of the New Forest and is recognised worldwide as a sailing resort. It is a picturesque market town with an excellent range of boutiques shops and restaurants, a weekly market, and a selection of cafes and pubs. The Lymington Railway Station is a branch line to Brockenhurst mainline station, where there is a mainline to London Waterloo (approximately 90 minutes).

The Property

On entering the property, there is a porch leading to the entrance hall where stairs lead to the first floor. There is a useful ground floor shower room. The kitchen overlooks the front of the property and is equipped with ample storage provision, fridge/freezer, built-in fan oven and separate gas hob. The living/dining room is a generous size with window and a patio door out to the pretty rear garden. There is an electric log burner and useful understairs storage cupboard.

Upstairs there are two double bedrooms and a separate family bathroom. The master bedroom overlooks the front of the property and benefits from two large storage cupboards. The second bedroom overlooks the rear and is a comfortable double. The family bathroom consists of wash hand basin, wc and bath with shower attachment. There is a loft ladder to a large boarded roof space providing ample storage.

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Outside

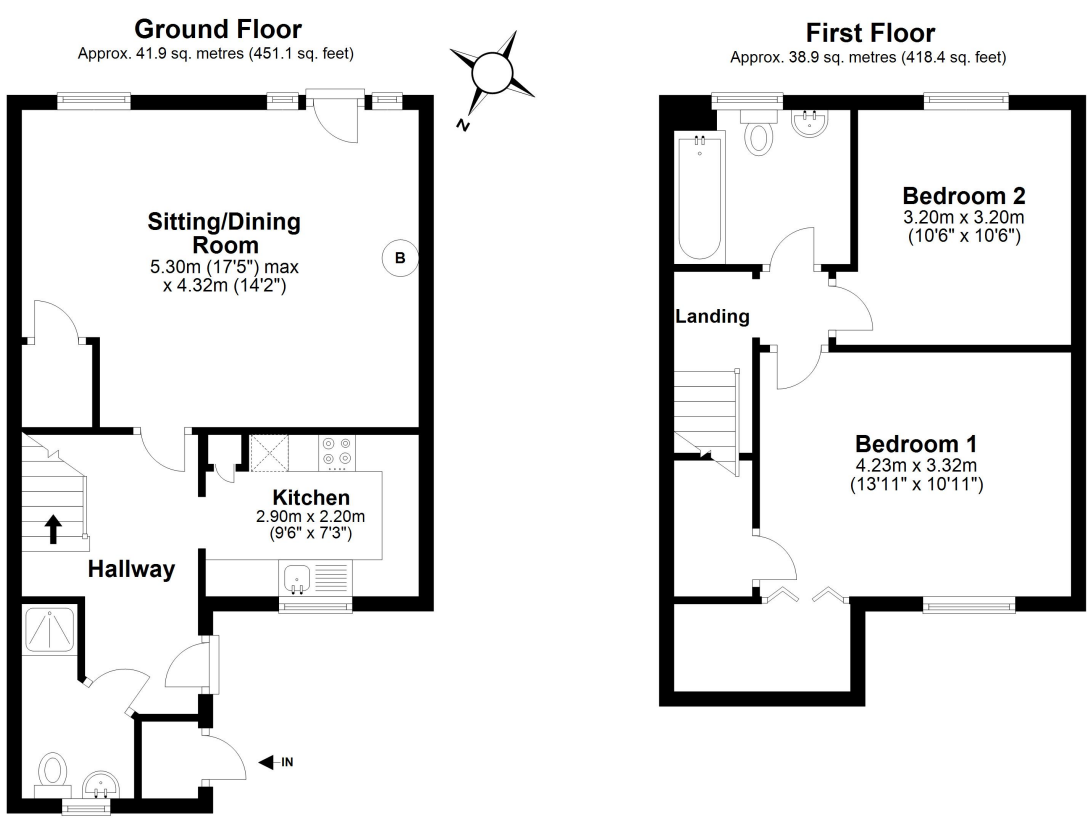
The property is approached from the top of the High Street onto a private road which leads into this delightful mews development with a paved parking area to the front of the property where there is an allocated parking space. To the rear is a private and enclosed patio overlooking the pleasant communal gardens with a gate leading to a large lawned area which offers a tranquil and private setting.

Directions

From our office in Lymington proceed up to the top of the High Street to the beginning of the one way system. Turn first left into Anchorage Way and proceed to the end, turning right and passing through an archway leading to the parking area to the front of the property, which is located on the left side.

Services

Energy Efficiency Rating: Current 73 Potential 86
Council Tax Band: E
All mains services are connected.
TENURE: Leasehold for a term of 125 years from 1993.
Ground Rent: £94 per annum, Service Charge: £1,336 per annum



Total area: approx. 80.8 sq. metres (869.5 sq. feet)

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