



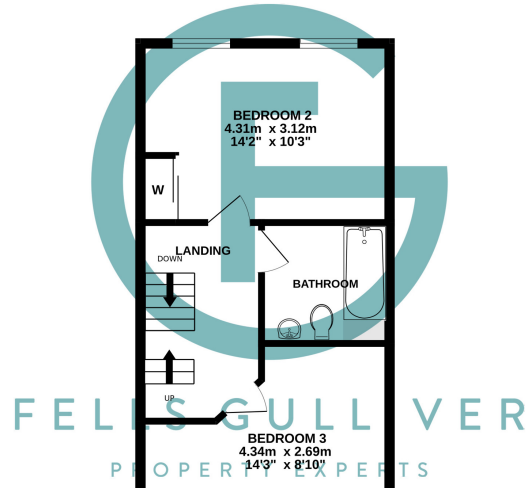
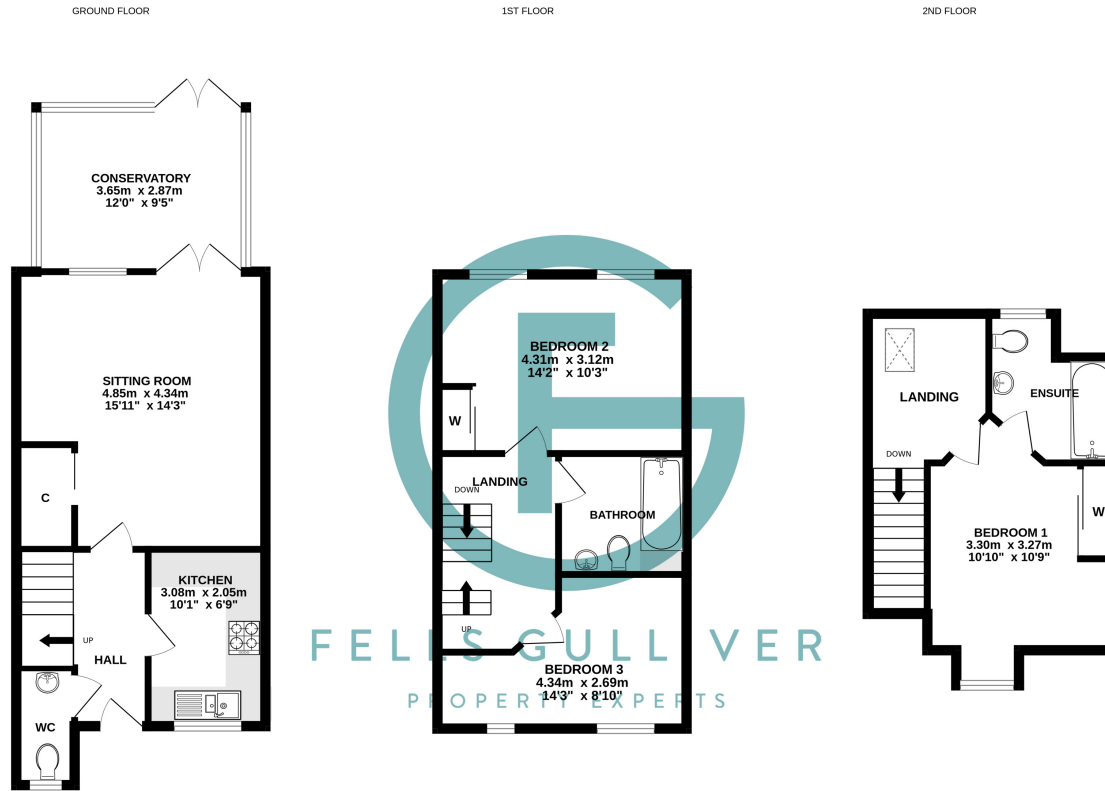
3 RAMLEY ROAD • PENNINGTON • LYMINGTON • SO41 8HF £375,000

A deceptively spacious and immaculately presented three double bedroom, two bathroom, three storey townhouse located in the village centre, with the benefit of a low maintenance rear garden, allocated parking for two cars, views over Pennington Common and is offered for sale with no forward chain. This lovely house would make an ideal first time buy, investment property or lock up and leave.



FELLS GULLIVER

PROPERTY EXPERTS



TOTAL FLOOR AREA : 108.0 sq.m. (1163 sq.ft.) approx.
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Property Specification



- Modern kitchen with integral appliances
- Sitting/dining room with large storage cupboard
- Conservatory with double doors opening out to the rear garden
- Ground floor cloakroom
- Two first floor double bedrooms
- First floor bathroom
- Second floor landing with dressing area and master bedroom with en-suite bathroom
- Low maintenance rear garden
- Two allocated parking spaces
- Views over St Marks Church and Pennington Common beyond
- Offered for sale chain free

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Description

Offered for sale with no forward chain is this deceptively spacious and well presented three double bedroom, two bathroom, three storey townhouse with two allocated parking spaces. The property which is located in a central position within the village centre, close to shops, amenities and Pennington Common, would make an ideal investment, first time buy or lock up and leave.

Front door leading into the entrance hall with stairs rising to the first floor. Cloakroom with wc, wash hand basin and window to the front aspect. Kitchen fitted with a range of floor and wall mounted units, integral appliances to include a fridge/freezer, dishwasher, washing machine, oven with gas hob and extractor fan over and a window to the front aspect. Sitting/dining room with large under stairs storage cupboard, feature fireplace with gas inset coal effect fire and a window and French doors leading into the conservatory. Conservatory glazed to all aspects with French doors leading out into the rear garden.

First floor landing with stairs rising up to the second floor. Double bedroom two with two windows to the rear aspect and a fitted storage cupboard. Double bedroom three with two windows to the front aspect. Bathroom with wc, wash hand basin with fitted cupboards and shelving and a bath with shower over.

Second floor landing suitable as a dressing area/study with a velux window to the rear aspect. Master bedroom with a range of fitted wardrobes with

mirrored doors and a window to the front aspect. En-suite bathroom with wc, wash hand basin with cupboards below, bath with shower over and a window to the rear aspect.

Outside to the front there is a path leading up to the front door with well established shrubs and hedging. The rear garden is fenced and low maintenance, being mainly paved garden with shrub borders and a pedestrian gate which provides rear access to the car park where there is two allocated parking spaces and a bike store. From the front, the property affords views over St Marks Church and Pennington Common beyond.

This lovely house is located in the centre of the village, opposite Pennington Common and close to local shops, catchment Schools as well as the popular Leisure Centre. There are also good transport links nearby for easy access to Lymington High Street. The beautiful Georgian market town of Lymington has many independent shops and a picturesque quay, deep water marinas, and sailing clubs. Lymington has 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. There is also 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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