



Bracken Mead

3 Ramley Road, Lymington, SO41 9HF

SPENCERS
COASTAL





The Property

A beautifully presented 3 bedroom town house, situated in a superb position providing easy access to the New Forest and Lymington. The property enjoys an excellent ground floor living space, an immaculate kitchen and three well-proportioned bedrooms with two bathrooms. There is also a pretty garden to the rear and a private off road parking.

Covered porchway opens in to the hallway with a ground floor cloakroom and stairs rising to the first floor landing. The lounge/dining room overlooks the rear garden with double doors to the conservatory and ample space for sofas and dining room table. The contemporary fitted kitchen, to the front of the house, has built-in cooker and hob, fridge freezer and space for washing machine and integral dishwasher.

Rising the stairs to the first floor landing with a spacious double bedroom with double wardrobe overlooking the rear garden, a modern white family bathroom suite and a second double bedroom to the front. Stairs continue to the second floor and to the large master suite with twin aspect windows and an en suite shower room.

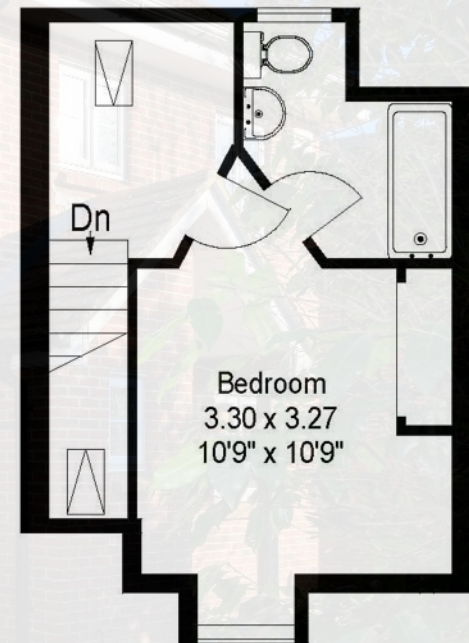
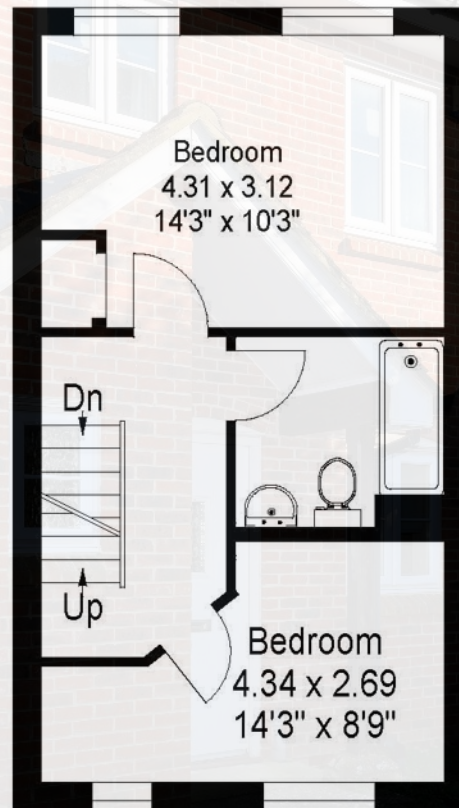
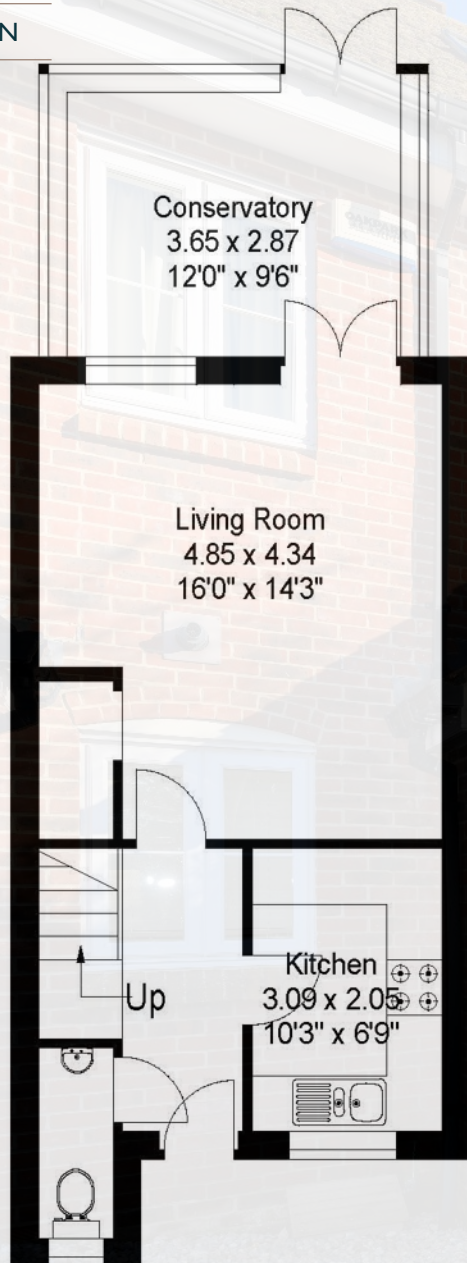
The Situation

Located in the village of Pennington, the area benefits from a general store with post office, a selection of other shops including a Tesco Metro, a pub and an extensive leisure centre all within walking distance. Local schools are nearby, including the highly regarded Our Lady and St Joseph Catholic Primary School. Approximately 1.5 miles to the West is the picturesque Georgian market town of Lymington which is famed for its attractive High Street, river, marinas and yacht clubs. The town offers an excellent range of schooling, both state and private, catering for all ages. There is a useful branch line rail connection that links with the neighbouring village of Brockenhurst (situated approx 6 miles to the North) that in turn has a mainline railway station to London Waterloo.

£375,000



FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 108sq.m. or 1168sq.ft.

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NOT TO SCALE







Grounds & Gardens

A shingle front, south facing garden with mature hedge borders offering both a sun trap and privacy. The low maintenance rear garden has been patioed with fence borders and offers a lovely tranquil space for alfresco dining. Rear gated access leads through to the secure private allocated parking with separate bike store.

Services

Energy Performance Rating: Current Potential

Council Tax Band: C

All mains services connected

Property Video

Point your camera at the QR code below to view our professionally produced video.



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 be happy to confirm the position to you.



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

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