



5b Ramley Road

*Lymington, SO41 8HF*



SPENCERS





*A beautifully presented 2 bedroom end of terrace house, situated in a superb position providing easy access to the New Forest and Lymington.*

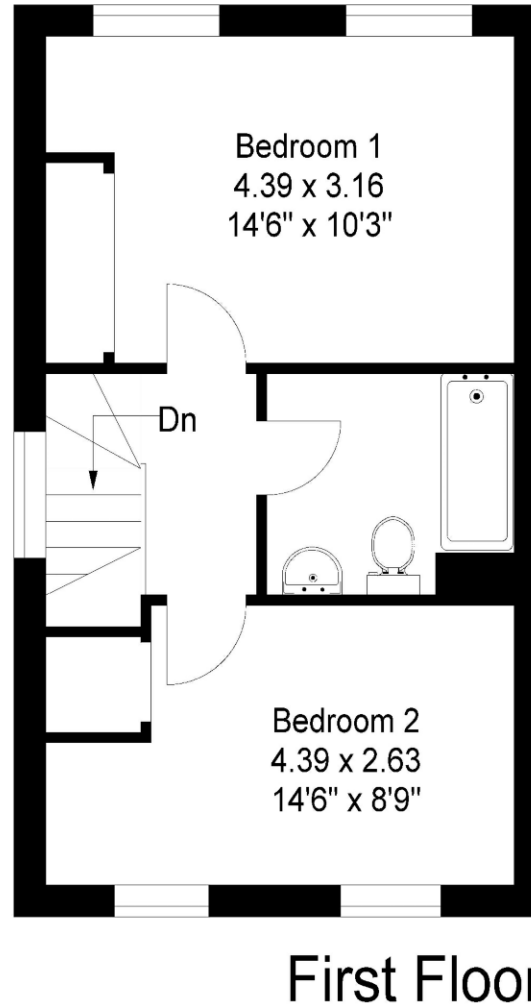
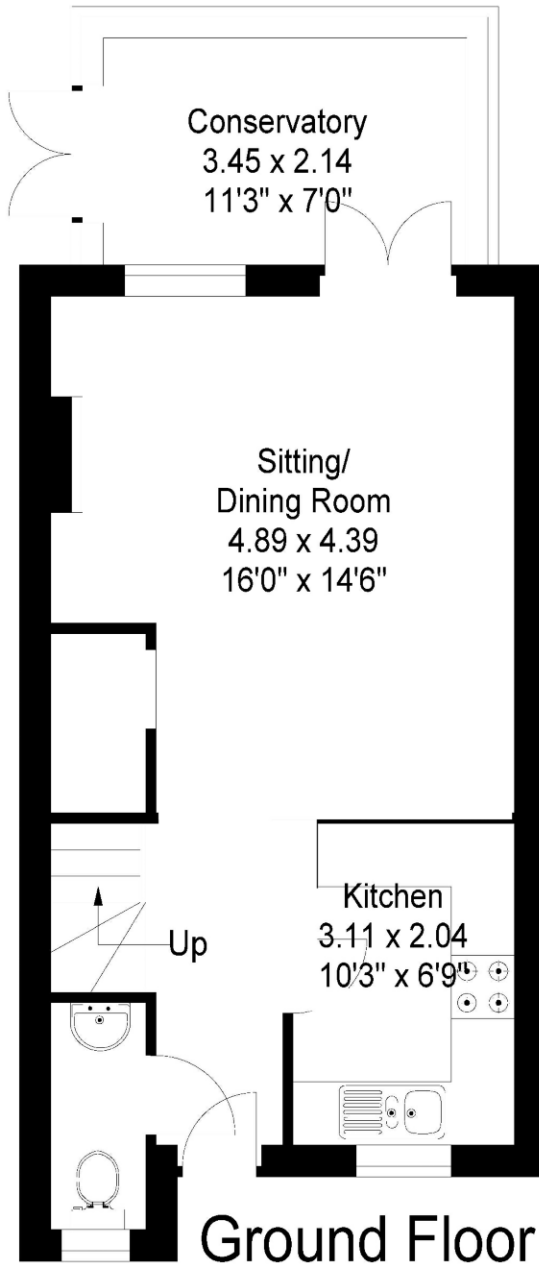
### The Property

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.

**£349,500**



FLOOR PLAN



Approximate  
Gross Internal Floor Area  
Total: 80sq.m. or 861sq.ft.

Plans produced and Copyright HOMEPLAN  
www.homeplanuk.co.uk  
FOR ILLUSTRATIVE PURPOSES ONLY  
NOT TO SCALE



“

*The property enjoys an excellent ground floor living space, an immaculate kitchen and two well-proportioned bedrooms.*

---

### **The Property continued . . .**

The first floor landing has access to the loft space. The master bedroom has a double wardrobe and twin windows overlooking the rear garden. South facing master bedroom is light and airy with views to the front garden, fitted wardrobes and separate airing cupboard. The family bathroom suite completes the accommodation.

### **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.



*There is also a pretty garden to the rear and a private off road parking.*

---

### Grounds & Gardens

A shingle front, south facing garden with mature hedge borders offering both a sun trap and privacy. The rear garden has been landscaped with raised decking for seating cleverly positioned to capture the afternoon sun. A new garden shed provides ample storage. Rear gated access leads through to the secure private allocated parking with separate bike store.



### Directions

From our office proceed North to the one way system. Bear left heading towards Pennington. Take the third exit at the roundabout on to the A337 and take the first turning right into South Street. Continue straight on into Ramley Road and the property can be found directly opposite the Church. The private parking is accessed by turning right in to Oliver road and after 50 yards left in to the parking behind the house.



## Additional Information

Tenure: Freehold

Council Tax: C

EPC: C      Current: 75      Potential: 89

Managed Common Areas: £300 per annum for car park

Property Construction: Standard construction

Utilities: Mains gas, electric, water & drainage

Heating: Gas central heating

Broadband: ADSL Copper-based phone landline. Ultrafast broadband with speeds of up to 1000mbps is available at this property

Parking: One private allocated parking space within communal car park

## Important Information

Spencers 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:  
74 High Street, Lymington, SO41 9AL  
T: 01590 674 222 E: [lymington@spencersproperty.co.uk](mailto:lymington@spencersproperty.co.uk)

[www.spencersproperty.co.uk](http://www.spencersproperty.co.uk)