



14 Rowans Park

Lymington, SO41 9GD



SPENCERS





A modern, spacious three bedroom mid terrace home, within walking distance of Waitrose and the top of the high street. Refurbished to a very high spec with a spacious lounge, newly fitted kitchen, new doors and windows, walled courtyard garden, well maintained communal gardens and a garage.

The Property

Entrance porch opens in to the wide and spacious hall with stairs to the first floor, under stairs cupboard and a large ground floor cloakroom. The hallway nicely flows through to the bright and colourful living room which has lovely views across the communal green to the front, feature fireplace and an open plan dining area with double doors to the rear garden.

The newly fitted kitchen is appointed with a range of quality cupboards and units with fitted worktops, gas hob, electric oven, microwave combi oven, integrated dishwasher, washing machine, free standing fridge freezer and space for a drier.

The first floor landing has a loft access and a cupboard housing a recently installed Worcester boiler which is still under guarantee.

The principal bedroom is a particularly good size double room with built-in wardrobe and views across the beautiful gardens. Bedroom two is also a good sized double with built-in wardrobe and east facing views. Bedroom three is a single room with a fitted cupboard. The contemporary and stylish white bathroom suite completes the accommodation.



£450,000

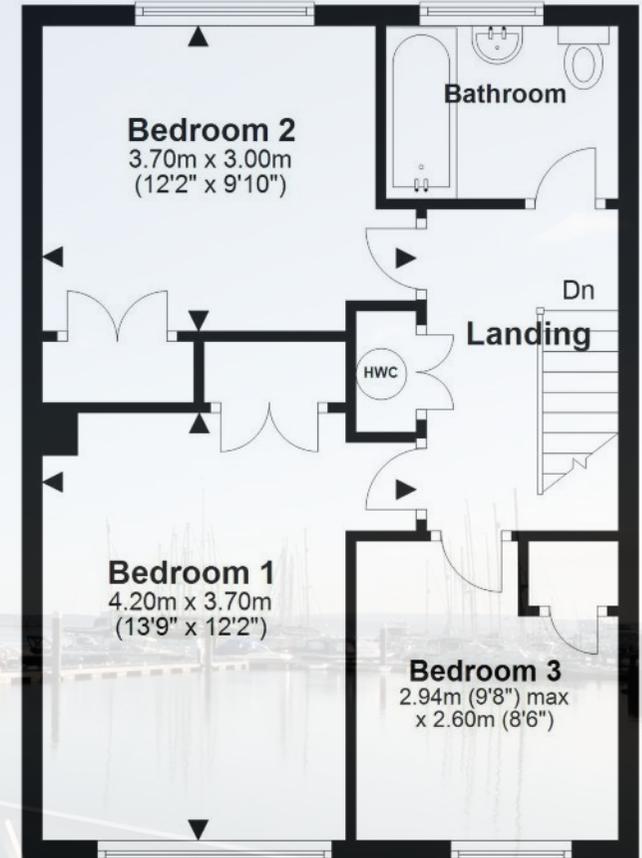
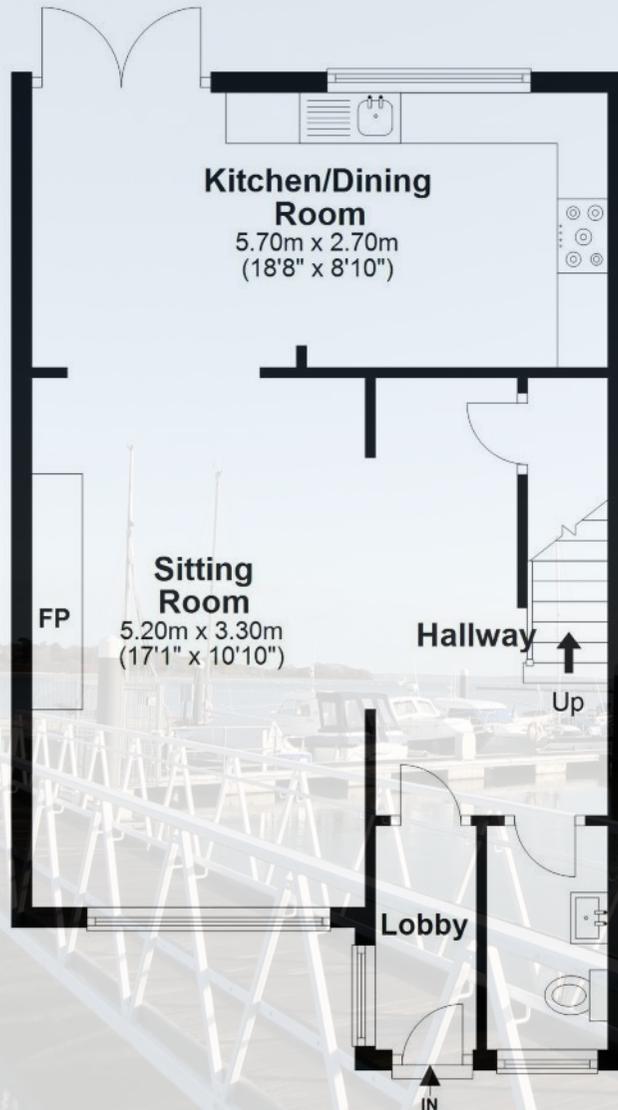


FLOOR PLAN

Ground Floor



First Floor



Approx Gross Internal Areas

House: 94.8 sqm / 1020.0 sqft
Garage (in separate block): 15.2 sqm / 163.6 sqft

Total Approx Gross Area: 110.0 sqm / 1184.0 sqft

Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch Plan produced using PlanUp.





Grounds & Gardens

There is an open plan front garden with lawned area with path and step leading to the front door. The walled rear garden has been designed to be of low maintenance with a lovely sunny paved patio area.

Level access to a single garage with up and over door in the nearby block as well as ample visitor parking.

Directions

From the office drive to the top of the High Street and bear left at the one way system, turn immediately right into Highfield and then first left into Rowans Park. At the end of the road turn right and the house can be found at the end of the cul de sac on the right hand side overlooking the green.





Situation

Rowans Park is a small leafy development with mature tree lined roads. There are landscaped, well maintained communal gardens surrounding the houses and over which this house has attractive views from its sitting room and master bedroom.

The house is superbly positioned for the facilities of Lymington including the vibrant Georgian high street which caters for most daily requirements and just around the corner is a Waitrose supermarket. Lymington is well regarded as a centre for sailing and the New Forest is on the doorstep with glorious country walks.

Additional Information

Tenure: Freehold

Council Tax Band: D

Energy Performance Rating: C Current: 73 Potential: 78

Property construction: Standard construction

Estate Management Charges: For shared areas including gardens, visitor parking/garages approx. £595 per annum

Services: Mains electric, gas, water and drainage

Heating: Gas central heating

Broadband: FTTC Fibre-optic cable to the cabinet, then to the property. Superfast broadband with download speeds of up to 80 Mbps is available at the property (Ofcom).

Restrictive Covenants: Restrictive covenants include running a business from the property, renting the property as a holiday home and parking large vehicles or static homes/caravans on the property, please see amenity code.

Parking: Garage and unallocated communal parking

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:

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