



314 EVERTON ROAD • EVERTON • LYMINGTON • SO41 0JX

£475,000

An exciting development opportunity (subject to planning permission) in the popular New Forest village of Everton. This two bedroom detached house sits on a generous plot with mature gardens, a large "in and out" driveway and a garage. Offered for sale with no forward chain.



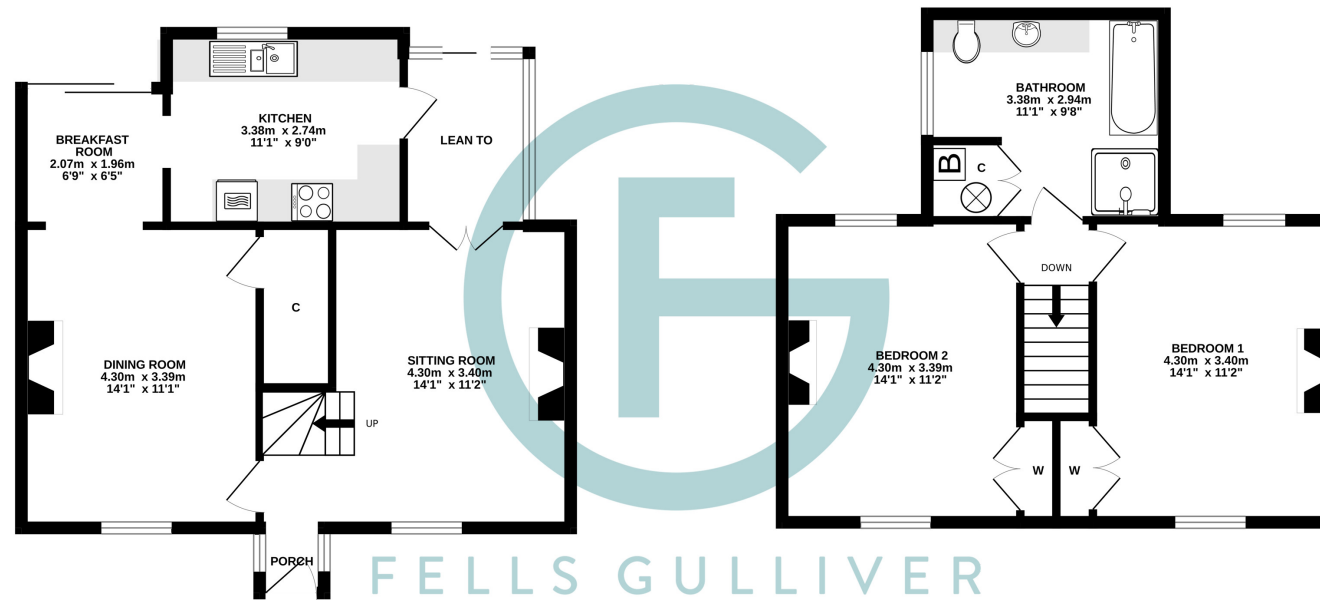
FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

GROUND FLOOR
50.9 sq.m. (547 sq.ft.) approx.

1ST FLOOR
42.6 sq.m. (459 sq.ft.) approx.



314 EVERTON ROAD
TOTAL FLOOR AREA : 93.5 sq.m. (1006 sq.ft.) approx.
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Property Specification

A two-bedroom detached house in need of modernisation

Exciting development potential (subject to planning permission)

Large mature rear garden

Generous and wide plot

"In and out driveway"

Offered for sale chain free

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Description

This two bedroom detached house is in need of modernisation and presents an exciting development opportunity (subject to planning permission) in the popular New Forest village of Everton. The property sits on a generous plot with mature gardens, a large "in and out" driveway and a garage. Offered for sale with no forward chain.

The internal accommodation comprises an entrance porch leading to two reception rooms and the stairs leading to the first floor. The reception room on the right features a fireplace and double doors leading to the lean-to. The reception room on the left also features a fireplace, has an understairs cupboard and leads into the breakfast room and in turn the

kitchen. There are also sliding doors from the breakfast room out to the rear garden. The kitchen is fitted with eye and base level units, a double oven and a stainless steel sink and drainer unit. A side door provides access to the lean-to and in turn the garden.

The rear garden enjoys a south-westerly aspect and is mostly laid to lawn.

This property is within easy walking distance of the local village shop, pub and woodland walks and is in close proximity to the village of Milford on Sea and New Milton and Lymington High Streets.





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