For more information please contact us:
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39 Waterloo Road

Lymington, SO41 9DD

SPENCERS
NEW FOREST

39 Waterloo Road

Lymington, SO41 9DD

£450,000

A rarely available three double bedroom period cottage benefiting from parking and an integrated garage, positioned in a convenient central Lymington location. This characterful three bedroom, two bathroom cottage is located in the heart of Lymington, close to the town Quay and famous cobbled streets. This well-presented home with low maintenance outside space, offers the ideal opportunity for those seeking a lovely lock up and leave or as an ideal holiday home with proven income potential. EPR:D

Situation

This delightful cottage is perfectly located to enjoy everything that living in Lymington has to offer with extensive, world renowned sailing facilities and yacht clubs, sea water baths, crabbing on the quay and the High Street and famous cobbles only moments away. It is only a short and pleasant walk to reach the bottom of the high street and the quay, where the visiting yachts are moored. The Georgian market town of Lymington has a wide range of cosmopolitan shopping and restaurants, doctors surgeries, a Waitrose and Marks and Spencer. The Lymington railway station is less than a minutes' walk away, makes it ideal for commuting, with a branch line to Brockenhurst where the mainline runs to London in approximately 90 minutes. The stunning New Forest National Park is approximately 10 minutes away offering extensive walking and riding opportunities. The property is offered chain free.

The Property

The front door opens into the welcoming central dining room with ceramic flooring and attractive staircase rising to the first floor. This characterful room leads into a cozy sitting room with a feature fireplace and also to the modern kitchen with ample storage space and a breakfast bar.

The kitchen is comprehensively fitted with light granite worksurface and overlooks the rear terrace. The room leads to a useful utility room and though which one can the ground floor shower room with hand basin, shower, and WC. The integrated garage is accessed from the kitchen and is a sizable single with storage shelves and an electric entrance door. The garage has an external side door to the off street secure gated parking space and to a gate to the rear garden.

Stairs from the central dining room lead to the first-floor accommodation where there is a sizable landing with large storage cupboard and three well proportioned double bedrooms. All are served by the family bathroom with vanity sink unit, WC, and large bath with hand shower.

3 2 2

Outside

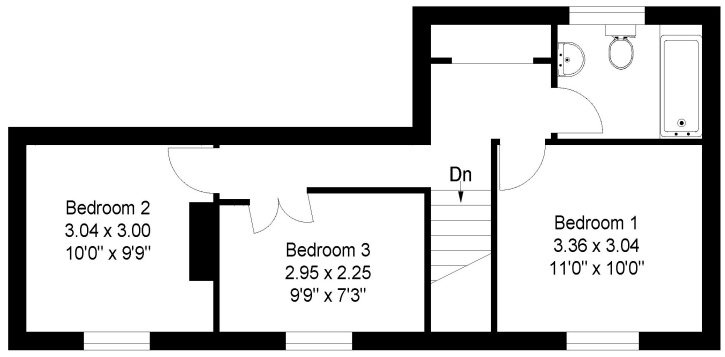
The low maintenance terrace garden is accessed from the kitchen and from the side of the garage. It is an ideal area to enjoy a BBQ with built-in seating and ample space for further tables and chairs. From the terrace a gate also leads to the secure parking space.

Directions

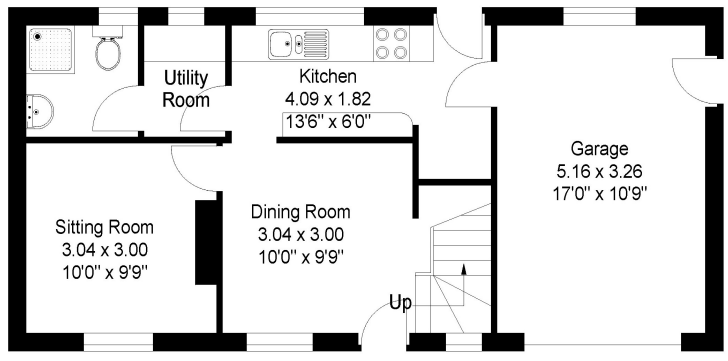
From our office in the high street, proceed down to the bottom of the High Street and bear left into Gosport Street. Take the first turning right into Station Street and turn left at the junction and into Waterloo Road just before the train station. The property will be found 300 yards on the left hand side.

Services

Energy Efficiency Rating: D Current 65 Potential 79
Council Tax Band: C
All mains services are connected.
Lease on garden £75 PA



First Floor



Ground Floor

Approximate
Gross Internal Floor Area
Total: 101sq.m. or 1087sq.ft.

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NOT TO SCALE