



10 NORTH CLOSE • LYMINGTON • SO41 9BT

£599,950

Located in a popular road, within just a few minutes walk of Lyminster High Street, this deceptively spacious character, three bedroom semi-detached house offers scope for modernisation throughout, benefits from a large south facing garden and is offered for sale with no forward chain.

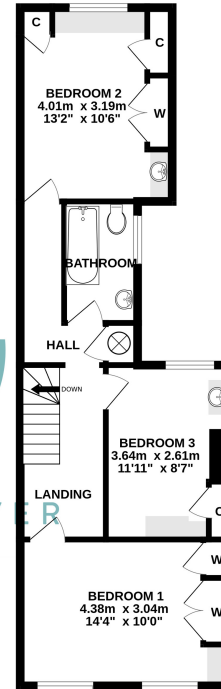
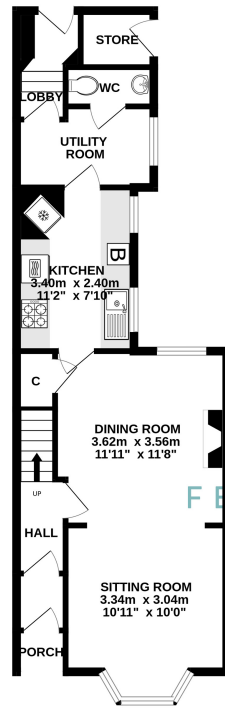


FELLS GULLIVER

PROPERTY EXPERTS

GROUND FLOOR
47.2 sq.m. (508 sq.ft.) approx.

1ST FLOOR
49.5 sq.m. (533 sq.ft.) approx.



TOTAL FLOOR AREA: 96.7 sq.m. (1041 sq.ft.) approx.
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Property Specification



- Sitting room with bay window, open plan to the dining room with feature fireplace
- Kitchen
- Utility room, cloakroom and store
- Large master bedroom
- Two further first floor bedrooms
- First floor family bathroom
- Large south facing rear garden
- Residents parking permit available from New Forest District Council
- Located just a few minutes walk from Lymington High Street
- Offers scope for updating and modernisation throughout
- Offered for sale with no forward chain

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Description

This character three bedroom semi-detached house offers well proportioned accommodation, benefits from a large south facing garden and is offered for sale with no forward chain. The property is dated, but has been well maintained, and offers scope for modernisation throughout.

Covered porch with front door leading into the entrance lobby, with further door into the entrance hall. Stairs rising to the first floor. Door into the dining room which has a feature fireplace with tiled hearth and inset electric fire, gas point, understairs storage cupboard and window to the rear aspect. Open plan to the sitting room which has a bay window to the front aspect with white wooden shutters. Part obscure glazed door from the dining room into the kitchen with a range of floor and wall mounted cupboard and drawer units with worktop over, tiled splashbacks, stainless steel single drainer sink unit with taps, inset four ring gas hob with grill over. Built-in eye level oven, space for tall fridge/freezer, wall mounted gas fired central heating boiler, two windows to the side aspect. Step up and door through to the utility room with cupboard units and space and plumbing for washing machine and tumble dryer, window to the side aspect. Cloakroom with low level w.c., wash hand basin with taps, door from utility room into the rear lobby and steps up to the rear pedestrian door leading out to the rear garden. There is a useful external store room adjacent to the cloakroom which is accessed from outside.

First floor landing with hatch giving access to the loft space which has a velux window. Master bedroom with range of built-in wardrobes and two windows to the front aspect. Bedroom two with range of built-in wardrobes and cupboards, inset vanity sink unit, window to the rear aspect with views down the sunny rear garden. Bedroom three with built-in storage cupboard and

inset vanity sink unit and window to the rear aspect with views down the garden. Family bathroom comprising a panelled unit with taps and electric shower over, tiled surrounding walls, shower rail, low level w.c., wash hand basin with taps, part tiled walls, radiator, obscure window to the side aspect.

Outside to the front, there is a small concreted area enclosed by a low wall with wrought iron pedestrian gate. Pedestrian wrought iron gate to the side of the house giving access through to the rear garden, with borders and shallow steps up to the rear garden. The large rear garden is of a southerly aspect and the boundaries are fenced to all sides. There is a paved area adjacent to the rear of the house, with the remainder of the garden being laid to lawn with path down one side, with several large dug out beds, ideal for growing vegetables, fruit etc. There is a greenhouse and well established mature plants and shrubs.

The property is just a five minute walk to the Train Station and the beautiful Georgian market town of Lymington, with its many independent shops, picturesque Quay, deep water marinas, sailing clubs and local Schools which have "Good" and "Outstanding" Ofsted ratings. Lymington has numerous highly regarded restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. To the north are the New Forest villages of Brockenhurst and Lyndhurst and Junction 1 of the M27 which links to the M3 for access to London. There is also a branch line train link to Brockenhurst Railway Station (approx. 5.5 miles) which provides a half-hourly service to London Waterloo with a journey time of approximately 90 minutes.





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