



FELLS GULLIVER
ESTATE AGENTS

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22 Wellands Road, Lyndhurst, SO43 7AD

£400,000

- No chain
- Parking
- Open plan lounge
- Two bedrooms
- Conservatory
- Garage
- Central village
- Kitchen
- Bathroom
- Courtyard garden





A modern end-of-terrace home, ideally located just a short walk from the village centre, offering convenience and easy access to local amenities. This well-presented property is available with no forward chain.



A modern end of terrace property situated within the village centre of Lyndhurst one road back from the bustling High Street.

This well proportioned two bedroom property offers good accommodation over two floors.

A glazed front door leads into an entrance vestibule and ideal space for boot and coat storage, The lounge is open plan making a super space for informal entertaining and leads into a conservatory which offers lovely views over the courtyard garden. A good sized kitchen with a range of eye and base level units complete the ground floor.







A staircase leads to the first floor which is home to two well proportioned bedrooms. The principal bedroom is dual aspect and has ample storage and does offer the opportunity to potentially create an en-suite shower room. The second bedroom is situated at the rear of the house. a bathroom suite serves the bedrooms.

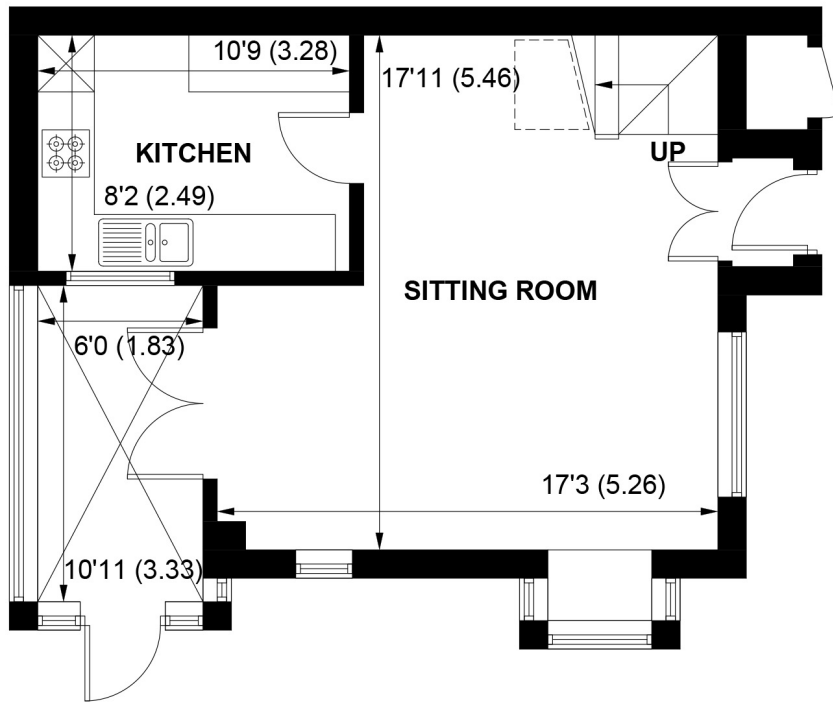
Outside there is a South westerly facing courtyard garden. One of the properties major selling points is that it benefits from a garage and parking space which is rarity this close to the village.



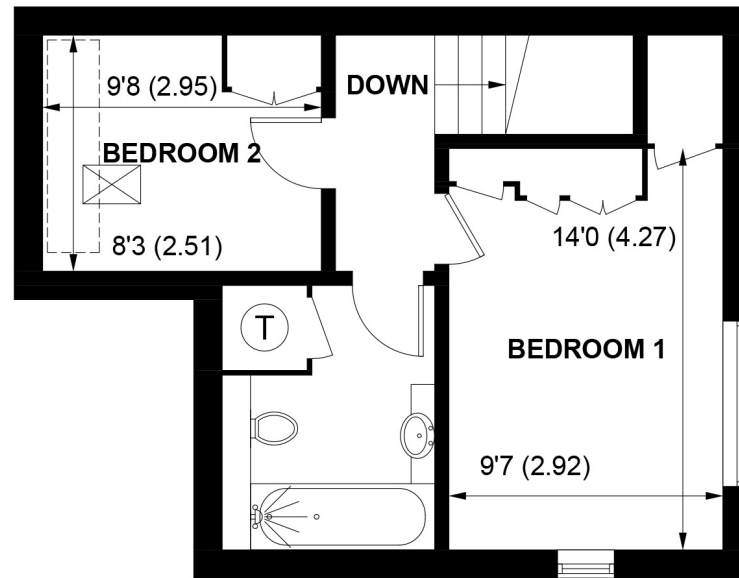
We believe this a great opportunity to acquire a chain free property that will undoubtedly appeal to a wide range of buyers.



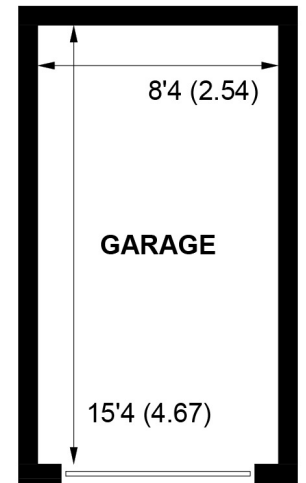
[] = REDUCED HEAD HEIGHT BELOW 1.5M



GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 807 SQ FT / 75.0 SQ M

GARAGE / EXTERNAL CUPBOARD = 134 SQ FT / 12.5 SQ M

TOTAL = 941 SQ FT / 87.5 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©

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