



1 Oberland Court

Avenue Road, Lymington, SO41 9FX

SPENCERS
COASTAL





A three bedroom family home located behind St Thomas Church and the cricket ground, moments from the high street with two reception rooms, a kitchen family room, south facing garden, parking and garage.

The Property

A covered porch opens in to the main hall with a cloakroom, storage cupboard and stairs to the first floor. The spacious sitting room has a delightful front bay providing excellent natural light, a view of the garden and a feature gas fireplace with oak mantle. The kitchen family room is positioned over looking the south facing rear garden and has a range of fitted cupboards and work tops with a six ring gas hob and extractor, integrated dish washer, washing machine and space for a fridge, freezer. There is a breakfast bar which provides separation to the large dining area with a range of fitted floor to ceiling cupboards which also house the fitted double oven. The wooden flooring continues through to the conservatory with double doors to the garden.

£599,950



FLOOR PLAN

Ground Floor (excl garage/storage)

Approx. 58.7 sq. metres (632.3 sq. feet)



First Floor

Approx. 47.4 sq. metres (509.7 sq. feet)

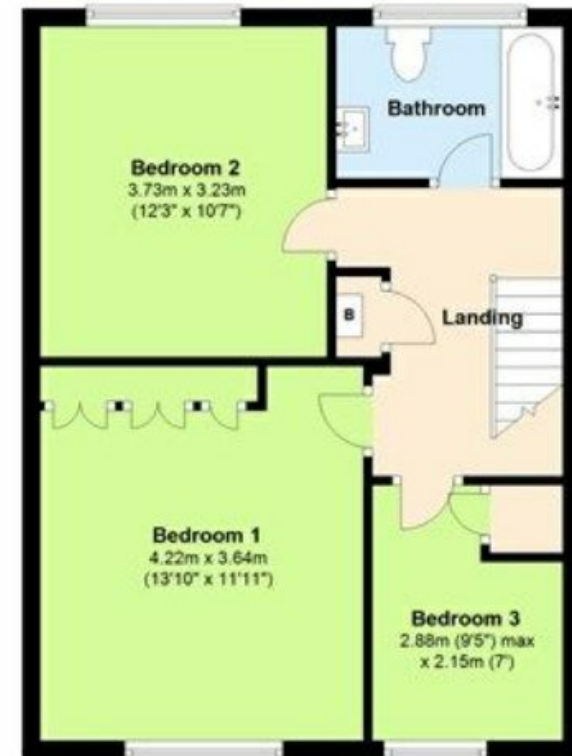


Illustration for identification purposes only; measurements are approximate, not to scale.
Plan produced using PlanUp.





There is sufficient space to add a side extension subject to planning consent.

The Property continued . . .

Stairs rise to the first floor with an airing cupboard on the landing housing the gas boiler and loft access, which is big enough to potentially create a loft conversion. The main double bedroom which benefits from fitted wardrobes is positioned at the front with a garden view, the second double bedroom has a southerly aspect and the third is a good sized single room with a fitted cupboard. The modern wet room with fitted shower, WC and wash hand basin completes the



Directions

From our offices in Lymington, proceed up the high street and at the one way system, turn right onto the A337, Queens Street, passing Waitrose on your left. Continue along this road onto Southampton Road (A337). At the crossroads, (second set of traffic lights) take the right turning onto Avenue Road. After approximately 150 metres turn right sign posted Oberland Court. Garaging and parking is in the cul de sac on the right with the front door fronting Avenue Road.



Grounds & Gardens

A wooden gate and pretty path leads you through the landscaped, lawned front garden, past the cherry blossom, mature hedging and an attractive raised planting bed. There is side access leading through to the south facing lawned rear garden with colourful plantings, raised bed, patio, green house and access to both the private rear parking space and the single garage workshop with an up and over door, power and light.



Situation

The beautiful Georgian market town of Lymington, with its cosmopolitan shopping and picturesque harbour, is within easy reach of the property. Also within walking distance are the two large deep water marinas and sailing clubs for which the town has gained its status as a world renowned sailing resort, as well as an open-air seawater bath that was built in 1833. Lymington has a number of independent shops including some designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. On Saturday, a market is held in the High Street, the origins of which probably date back to the 13th century. To the north is the New Forest village of 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.



Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.

Services

Energy Performance Rating: D Current: 64 Potential: 75
Council Tax Band: E
All mains services are connected.

Property Video

Point your camera at the QR code below to view our professionally produced video.



Important Information

Spencers of The New Forest 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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