



3 OLIVER ROAD • PENNINGTON • LYMINGTON • SO41 8GP

Offers in Excess of £400,000

A well-presented and spacious three-bedroom terraced house located in a quiet no through road, just a short walk from Pennington Village Centre and shops. The property benefits from driveway parking for two cars, a garage with parking in front, and a sunny low-maintenance rear garden.



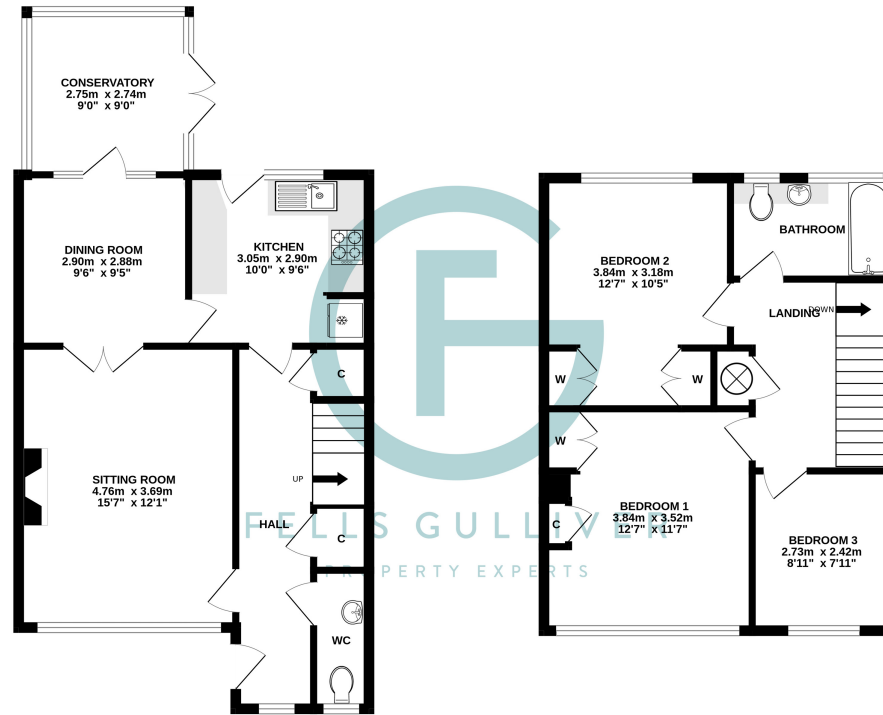
FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

GROUND FLOOR
55.6 sq.m. (599 sq.ft.) approx.

1ST FLOOR
45.3 sq.m. (487 sq.ft.) approx.



Property Specification

Modern fitted kitchen

Two reception rooms plus a conservatory

Large living room with feature fireplace

Three first floor bedrooms

Recently fitted family bathroom

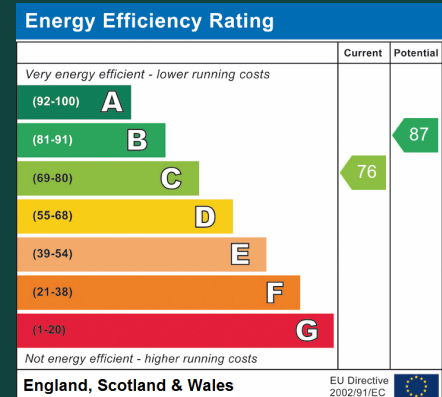
Low maintenance rear garden

Driveway parking for two cars, garage in block with additional parking space in front

Easy walk to local schools & village shops

Well presented accommodation throughout

Quiet no-through road



Description

Front door leading into the entrance hall with cloaks cupboard, stairs rising to the first floor with understairs storage cupboard. Cloakroom with low-level WC with concealed cistern, wash hand basin with mixer tap, feature tiled splashback and vanity unit below and a window to the front aspect. Door from the entrance hall into the living room with an open fireplace, large front aspect windows, glazed double doors leading into the dining room that has a range of built-in cupboard units, two windows and a door leading into the conservatory and a separate door leading into the kitchen. The kitchen has a range of cupboards and drawer units with worktop over, part tiled walls, space for a tall fridge/freezer, space for an under counter fridge/freezer, space and plumbing for a washing machine and dishwasher, space for free-standing electric oven with extractor hood over. Inset single bowl stainless steel sink unit with mixer tap, built-in larder cupboard, window to the rear aspect, part glazed door leading out the rear garden. Conservatory has windows to all sides and double doors opening to the side onto the patio area.

First-floor landing with hatch giving access to loft space. Airing cupboard with hot water cylinder and shelving for linen storage. Bedroom one with a range of built-in wardrobes and a large window to the front aspect. Bedroom two with two built-in wardrobes and a window to the rear aspect. Bedroom three with window to the front

aspect. Family bathroom with a white suite comprising panelled bath unit with mixer tap, shower over and shower screen. Wall mounted wash hand basin with mixer tap and vanity storage drawers under, low level W.C., heated towel rail, part tiled walls, tiled floor and two obscure windows to the rear aspect.

Outside to the front, there is a shingle driveway providing parking for two cars, with various shrubs, fenced on both sides. Low step up to the front door.

The rear garden has an area of paving adjacent to the conservatory and the remainder of the garden is block paved with various borders and shrubs, fenced on all sides. The pedestrian gate to the rear gives access to the garage, which is located in the middle of a block of three.

This well presented property is located on a quiet no-through road, within just a couple of minutes short level walk of the centre of Pennington village, local catchment schools as well as the popular Leisure Centre. There are also good transport links nearby for easy access to Lymington High Street with its large range of shops and boutiques, supermarkets, and restaurants. The High Street leads to the quaint cobbled street of Quay Hill and the Marinas and Yacht Clubs beyond. There is a train station offering links to London.





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