



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

21 Pound Road

Pennington • Lymington • SO41 8EJ



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Offered chain free, this property would make an ideal first time buy and benefits from a good size garden, garage and driveway. The property is located within a couple of minutes walk of the local village shops and also within easy reach of Lymington High Street.



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£350,000

Key Features

- Kitchen/dining room
- Ground floor bathroom with separate WC
- Good size rear garden
- Garage and driveway parking
- Within just a few minutes level walk of the local village shops and also within easy reach of Lymington High Street
- EPC Rating: C
- Sitting room with log burner
- Three first floor bedrooms
- Offered for sale with no forward chain
- All bedrooms with newly fitted carpets
- Would make an ideal first time buy

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Description

This well presented three bedroom semi-detached house is located close to the village shops and benefits from a good size garden, driveway parking, garage, and is offered for sale with no forward chain.

Canopy over the front door, leading into the entrance hall with stairs leading rising to the first floor. Door from hallway into the sitting room with corner feature fireplace and a window to the front aspect. Door through to the kitchen/dining room which has a range of floor and wall mounted cupboard and drawer units with inset one and a half bowl single drainer sink unit with mixer tap and tiled splashbacks. Space for cooker, extractor hood, space and plumbing for washing machine and dishwasher. Wall mounted gas fired central heating boiler, chrome heated towel rail, two windows to the rear aspect overlooking the rear garden. Door from dining area through to the inner lobby where there is a bathroom comprising a panelled bath unit with mixer taps and mixer shower over, glass shower screen, wash hand basin with mixer tap and vanity storage cupboards beneath. Fully tiled walls, chrome heated towel rail, obscure window to the side aspect. Separate WC with obscure window to the front aspect. Door from the inner lobby leading outside to the parking area and through to the rear garden.

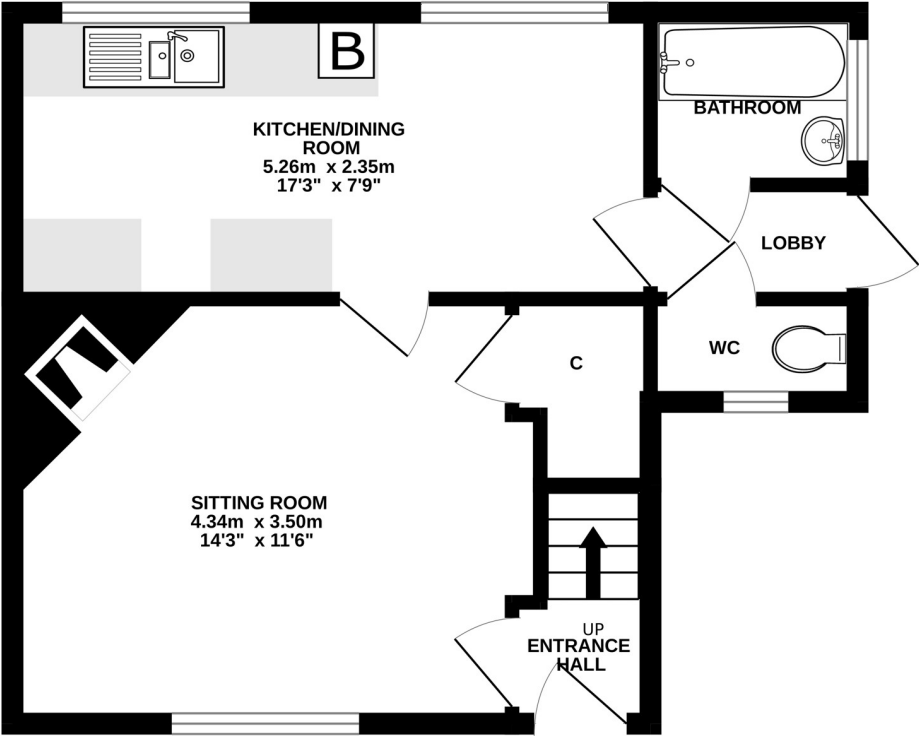
First floor landing with window to the side aspect and doors to all bedrooms. Large master bedroom with cupboard housing the hot water cylinder and window to the front aspect. Bedroom two with window to the rear aspect. Bedroom three with window to the rear aspect. All the bedrooms have been recently re-carpeted.

Outside to the front, there is a hedge to the front boundary with wooden gate and path leading up to the front door. There are wooden gates providing vehicular access through to the parking area, leading up the garage/workshop, which provides plenty of storage. The rear garden is fenced to all boundaries, with areas of lawn, shingle and hard standing. There is also a useful summerhouse in the far left hand corner.

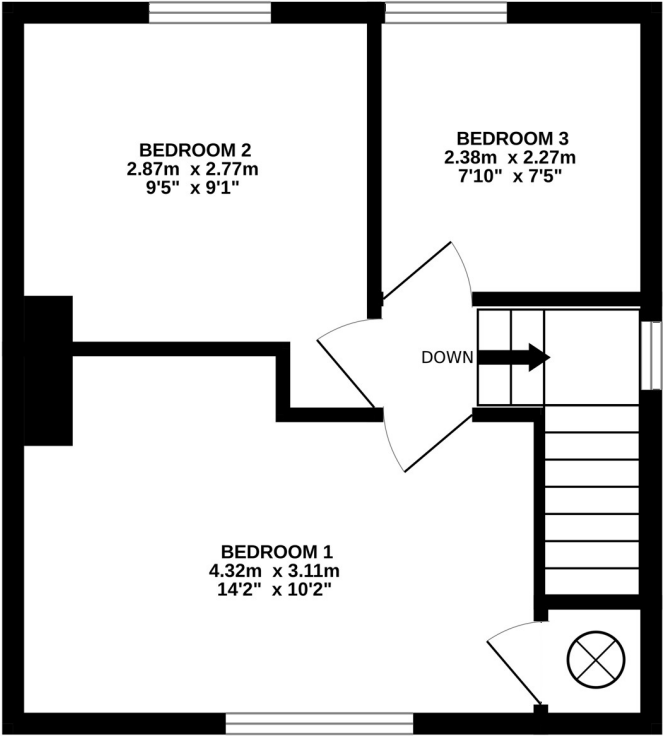
The property is located within just a short level walk of the centre of Pennington village, local catchment schools as well as the popular Leisure Centre. There are also good transport links nearby for easy access into Lymington High Street with its large range of shops and boutiques, supermarkets, and 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.

Floor Plan

GROUND FLOOR
35.2 sq.m. (379 sq.ft.) approx.



1ST FLOOR
30.2 sq.m. (325 sq.ft.) approx.



TOTAL FLOOR AREA : 65.4 sq.m. (704 sq.ft.) approx.
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For more information or to arrange a viewing please contact
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