



4 MIDDLE ROAD • LYMINGTON • SO41 9HF

£375,000

Offered for sale with no forward chain, this town centre two bedroom cottage is within a short level walk of Lyminster High Street and benefits from character features throughout, a good size sunny garden and would make an ideal first time buy or second home investment.

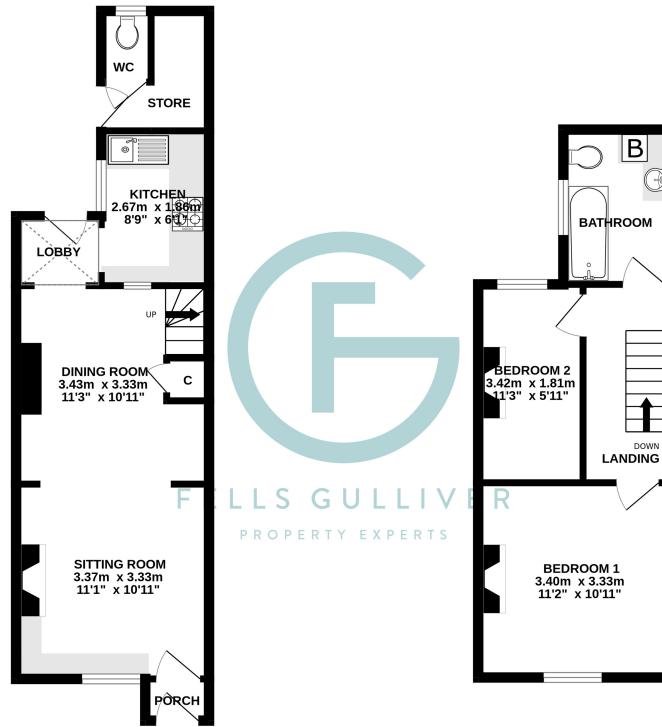


FELLS GULLIVER

PROPERTY EXPERTS

GROUND FLOOR
33.3 sq.m. (356 sq.ft.) approx.

1ST FLOOR
26.7 sq.m. (287 sq.ft.) approx.



TOTAL FLOOR AREA - 59.8 sq.m. (643 sq.ft.) approx.
Made with Metropix ©2024

Property Specification



- Kitchen and rear lobby
- Sitting room open plan to the dining room
- Two first floor bedrooms
- External store and cloakroom
- First floor family bathroom
- Mature sunny garden
- Offered for sale with no forward chain
- Would make an ideal first time buy or investment property
- Located with an easy level walk of Lymington High Street
- Character features throughout
- New boiler installed March 2024

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C	72	
(55-68)	D		
(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

A well presented two bedroom town centre character cottage offered for sale with no forward chain, benefitting from character features throughout and good size sunny garden.

Front door leading into the entrance porch with inner door leading into the sitting room. Inset open fireplace, window to the front aspect, built-in storage cupboards, opening through to the dining room which has a built-in cupboard and stairs rising to the first floor, window through to the kitchen. Opening through to the rear lobby which has a pedestrian door leading out to the rear garden and also leads through to the kitchen. Range of floor and wall mounted cupboards and drawer units. Single bowl sink unit with mixer tap over and tiled splashbacks. Built-in electric oven with four ring gas hob over and extractor hood. Space for under counter fridge/freezer and space and plumbing for washing machine. Window to the side aspect. Outside to the rear, there is a door to the external store and cloakroom with obscure window, located behind the kitchen.

First floor landing with hatch giving access to the loft space.

Master bedroom with feature wrought iron fireplace with mantle piece over and window to the front aspect. Bedroom two with feature wrought iron fireplace and window to the rear aspect. Family bathroom comprising panelled bath unit with mixer taps and shower attachment over. Low level w.c., pedestal wash hand basin, radiator, cupboard housing the gas fired central heating boiler which was installed in March 2024, obscure window to the side aspect.

Outside to the front the small garden area is enclosed by picket fencing with pedestrian gate. To the rear, the garden is fenced to all boundaries with pedestrian gate to the rear of the garden. There is an area of hardstanding, barked area, then the remainder is laid to lawn with various mature palms, trees, shrubs and plants.

Middle Road is ideally located a short level walk from Lymington High Street with its large range of shops and boutiques, supermarkets, and restaurants. Waitrose is only moments away. The High Street leads to the quaint cobbled street of Quay Hill and the Marinas and Yacht Clubs beyond.





Fells Gulliver • 125 High Street • Lymington • Hampshire • SO41 9AQ

01590 671711 lymington@fells-gulliver.com fells-gulliver.com

Fells Gulliver (Lymington) Limited give notice to anyone reading these particulars that they have been prepared as a general guide only. Their accuracy is not guaranteed, and they do not form part of a contract. We have not carried out any detailed survey nor tested the services, appliances or specific fittings. Room sizes are approximate and should not be relied upon for carpets or furnishings. Photographic images are reproduced in good faith and are for information only, they do not infer that any items shown are included in the sale. If there is any point which is of importance to you please contact us in order to check any information, particularly if you are contemplating traveling some distance to view this property.



FELLS GULLIVER

PROPERTY EXPERTS