



36 CORBIN ROAD • PENNINGTON • LYMINGTON • SO41 8BN

£300,000

Located within a short level walk to Pennington Common and the local village shops, this two bedroom semi-detached house offers scope for modernisation/extension (STPP) and benefits from driveway parking, a good size garden and is offered for sale with no forward chain.

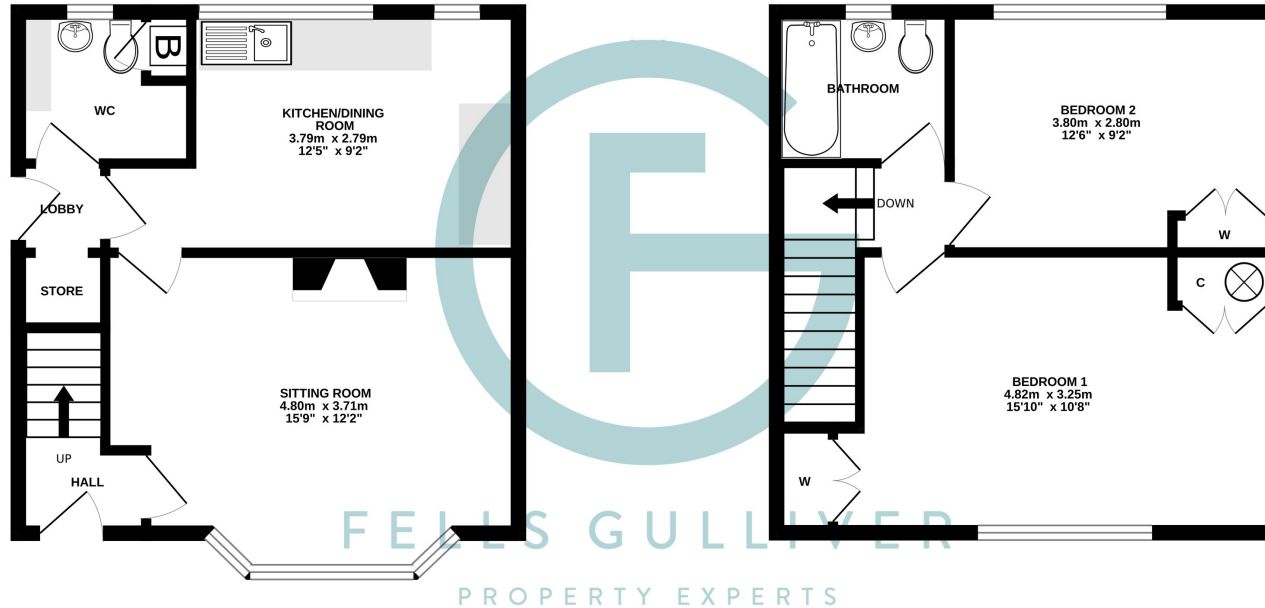


FELLS GULLIVER

PROPERTY EXPERTS

GROUND FLOOR
35.5 sq.m. (382 sq.ft.) approx.

1ST FLOOR
35.1 sq.m. (378 sq.ft.) approx.



TOTAL FLOOR AREA : 70.6 sq.m. (760 sq.ft.) approx.
Made with Metropix ©2024

Property Specification



- Kitchen/dining room
- Sitting room with bay window
- Ground floor cloakroom
- Large master bedroom with built-in wardrobe
- Second double bedroom with built-in wardrobe
- Good size rear garden
- Driveway parking for one vehicle
- Offered for sale with no forward chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC

Description

This two bedroom semi-detached house offers scope for modernisation throughout and potential to extend (STPP) and benefits from driveway parking, a good size garden and is offered for sale with no forward chain.

Front door leading into the entrance hall, with stairs rising to the first floor. Door into the sitting room which has a feature fireplace, bay window to the front aspect and door through to the kitchen. Kitchen has a range of floor and wall mounted cupboard and drawer units with inset single bowl and drainer sink unit with mixer tap, space and plumbing for washing machine. Space for table and chairs, window to the rear aspect overlooking the rear garden. Door leading into the rear lobby with store area and door into the cloakroom which comprises of a low level wc., wash hand basin, cupboard housing gas fired central heating boiler, window to the rear aspect. Side pedestrian door from the rear lobby leading outside.

First floor landing with doors to all rooms. Master bedroom with built-in wardrobe, airing cupboard housing hot water cylinder and shelving for linen storage, window to the front aspect.

Outside to the front, there is driveway parking and the remainder of the front garden is laid to lawn with various well established plants and shrubs. Pedestrian side gate leading to the rear garden, which is a good size and mainly laid to lawn with various well established trees and shrubs.

The property is within just a short level walk to Pennington Common and 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.





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