



20 Romsey Road, LYNDHURST SO43 7AA

£440,000 Guide Price

A delightful village property in central Lyndhurst, in need of updating, with a large outbuilding which used to be the village bakehouse. A fascinating opportunity.

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fells-gulliver.com

Location

Lyndhurst - Lyndhurst is the capital of The New Forest. The pretty High Street offers an eclectic range of boutiques, eateries and public houses with a local library, village hall and visitor centre, Lyndhurst also has a doctors and dentist practice and is a short stroll from the open Forest.

Description

Situated within central Lyndhurst this two bedroom Semi-Detached House is offered with no forward chain. The accommodation is arranged over two floors and would benefit from a scheme of improvement. Within the garden is a fascinating outbuilding previously used as the village Bakehouse, which could suit a range of uses subject to the necessary consents. To the front of the property is off road parking, with a driveway (unsuitable for large cars) which leads to a garage, which could be used as a workshop. The rear garden is enclosed and within it is the Bakehouse. We recommend a detailed inspection to appreciate all this character property has to offer.

Bakehouse

11' 11" x 15' 8" (3.63m x 4.78m)

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directional Note

Viewing

Strictly by prior appointment please.



APPROXIMATE GROSS INTERNAL AREA = 1066 SQ FT / 99.0 SQ M
 OUTBUILDINGS = 450 SQ FT / 41.8 SQ M
 TOTAL = 1516 SQ FT / 140.8 SQ M
 NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©
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Important Note
 For clarification we wish to inform prospective purchasers that these particulars have been prepared as a general guide. Their accuracy is not guaranteed and they do not form any part of a contract. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there is a particular point which is of importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

Photographs
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Special Note
 If you would like a valuation on your property, please telephone our Lyndhurst office on 02380 284411 or email lyndhurst@fellsulliver.com

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