



1 STRATFORD PLACE • LYMINGTON • SO41 9TL

£450,000

Beautifully presented two bedroom semi-detached bungalow located within this popular development having recently been completely renovated throughout with new a kitchen, bathroom, carpets, boiler and radiators. The property benefits from a conservatory, southerly aspect garden, garage in nearby block and is offered for sale with no forward chain.

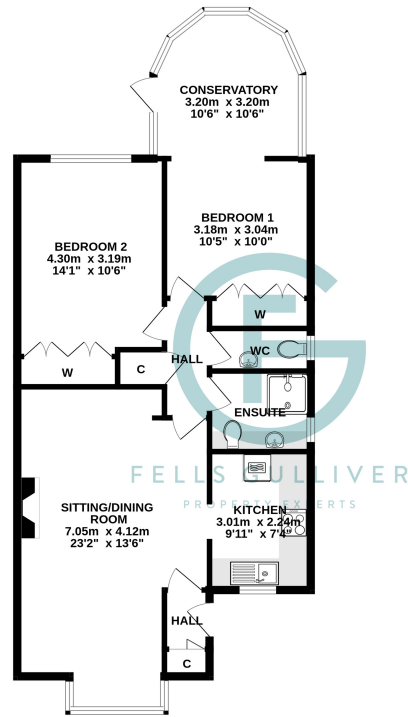


FELLS GULLIVER

PROPERTY EXPERTS

Est. 1988

1 STRATFORD PLACE
78.0 sq.m. (839 sq.ft.) approx.



TOTAL FLOOR AREA - 78.0 sq.m. (839 sq.ft.) approx.
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Property Specification

Refurbishment includes a new kitchen, bathroom and cloakroom, boiler, radiators, carpets, internal doors, front door, plastered walls and ceilings, electric sockets with USB outlets

Recently fitted kitchen with new boiler

Recently fitted bathroom and cloakroom

Conservatory with views over the rear garden

Master bedroom with built-in wardrobes

Bedroom two/reception room two open plan to the conservatory

Southerly aspect garden, wrapping round the front, side and rear of property

Garage in nearby block

Offered for sale with no forward chain

Located in a popular development, within easy reach of Lymington High Street and amenities

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	63	
(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

This beautifully presented two bedroom semi-detached bungalow has undergone extensive refurbishment in recent months and now offers light and airy accommodation, with the benefit of a southerly aspect garden, garage in block and is located on the edge of this popular development, within easy reach of Lymington High Street and all local amenities.

Covered porch and front door leading into the entrance lobby with cloaks cupboard. Part glazed door leading into the open plan sitting/dining room with feature box bay window to the front aspect, feature fireplace with inset electric. Opening through to the newly fitted kitchen which has a comprehensive range of floor and wall mounted cupboard units with worktop over and tiled splashbacks. Single bowl and drainer sink unit with mixer tap. Free standing tall fridge freezer and washing machine. Integral appliances include a electric four ring hob with extractor hood over and eye level electric double oven. Cupboard housing the recently installed gas fired central heating boiler, part tiled walls, tiled floor, window to the front aspect overlooking the front garden. Door through to the inner hallway. Recently fitted bathroom with modern white suite comprising a walk-in shower cubicle with mixer shower with rainfall shower head and separate hand held shower attachment, glass shower screen, low level WC with enclosed cistern, wash hand basin with mixer tap and vanity storage under, large mirror, heated towel rail, extractor fan, shaver point, obscure window to the side aspect, fully tiled walls and floor. Recently fitted cloakroom with low level WC with enclosed cistern, wash hand basin with mixer tap and tiled splashback, radiator, obscure window to the side aspect. Master bedroom with range of

built-in wardrobes and window overlooking the rear garden. Double bedroom two/reception room with range of built-in wardrobes, open plan to the conservatory with low level wall and windows to all sides and a pedestrian leading out the paved rear garden.

Outside the property is approached via a pedestrian gate and wooden picket fencing to all boundaries. The front garden is paved for ease of maintenance, with various flower bed borders and plants interspersed. Pedestrian wooden gate leading through to the side and rear garden. The private rear garden wraps round to the side and rear of the property and is of a southerly aspect. The mature garden is paved with a shed, outside tap, water butt and and has an abundance of trees, plants and shrubs and is fenced to all boundaries. There are three built raised flower beds for ease of maintenance.

Annual fee for gardening and upkeep and maintenance of communal areas: £650 per annum for the period 01.04.2024 to 31.03.2025 (£325 payable half yearly)

Lymington Georgian Market Town is famous for its bustling high street with a wide array of boutique shops, cafes, eateries and a market every Saturday. Lymington has an active sailing community and is close to some beautiful local beaches and The New Forest National Park. There is a branch line rail connection to Brockenhurst mainline station (London Waterloo) and the ferry to the Isle of Wight.





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

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