



10 DITCHBURY • LYMINGTON • SO41 9FJ

O.I.E.O. £300,000

A modernised and well presented two double bedroom house with front and rear gardens plus an allocated parking space. This property would make an ideal first time buy or buy to let investment and is offered for sale with no forward chain.

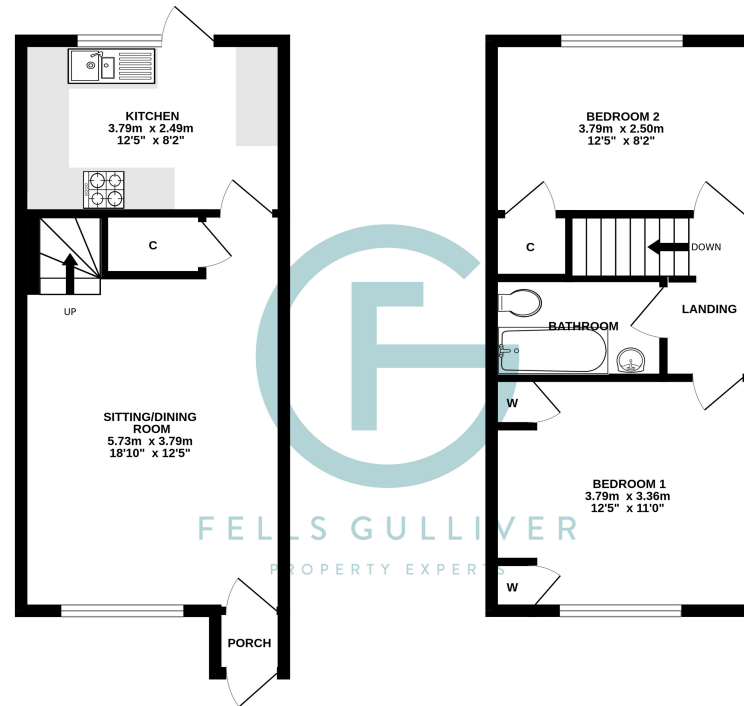


FELLS GULLIVER

PROPERTY EXPERTS

GROUND FLOOR
31.9 sq.m. (343 sq.ft.) approx.

1ST FLOOR
31.1 sq.m. (335 sq.ft.) approx.



FLOOR PLAN CREATED BY FELLOWS GULLIVER ESTATE AGENTS
TOTAL FLOOR AREA: 63.0 sq.m. (678 sq.ft.) approx.
Made with floorplan 2024

Property Specification



- Modern kitchen/breakfast room
- Sitting/dining room
- Two first floor double bedrooms
- Family bathroom with new shower fitted in May 2024
- Allocated parking space
- Low maintenance rear garden with shed and pedestrian rear access
- Offered for sale with no forward chain
- Ideal buy to let investment/first time buy
- Located on popular development within easy reach of Lymington High Street

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		93
(81-91)	B		
(69-80)	C	78	
(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

Tucked away in a popular development within easy reach of Lymington town centre is this well presented two double bedroom house. The property benefits from having been modernised in recent years with a new kitchen and a low maintenance rear garden as well as having a private, allocated parking space.

Front door leading into the entrance porch. Door into the sitting/dining room with stairs rising to the first floor, understairs storage cupboard and a window to the front aspect. Door through to the kitchen/breakfast room fitted with a range of floor and wall mounted units, integral appliances including fridge/freezer, microwave, electric oven and a hob with extractor fan over, space and plumbing for a washing machine, window to the rear aspect and a door leading out to the rear garden.

First floor landing. Master bedroom with fitted wardrobes and a window to the front aspect. Double bedroom two with airing cupboard and window to the rear aspect. Bathroom with modern suite comprising of a panelled bath unit with mixer taps, tiled wall surround with recently fitted shower in May 2024, rail with shower curtain, wash hand basin with mixer tap, chrome heated towel rail.

Outside to the front of the property there is a small garden, enclosed by a picket fence. There is one allocated parking space and communal parking. The private, low maintenance rear garden is fenced to all sides, with a patio area adjacent to the rear of the property and the remainder being laid with faux grass, with a path leading up to the gate giving rear pedestrian access.

Ditchbury is located within the popular Lymington Meadows development and is in close proximity to Lymington Hospital, Buckland Rings nature reserve, Lymington Train Station, the town centre and also multiple local pubs/restaurants. Lymington Georgian Market Town has many independent shops, picturesque cobbled streets leading to the quay, deep water marinas, and sailing clubs. Lymington has numerous highly regarded restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park, Keyhaven salt marshes and Milford on Sea beaches. To the north are the New Forest villages of Brockenhurst and Lyndhurst and Junction 1 of the M27 which links to the M3 for access to London. There is also a branch line train link to Brockenhurst Railway Station (approx. 5.5 miles) which provides a half-hourly service to London Waterloo with a journey time of approximately 90 minutes.





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