



1 Ramley Road

Lymington, SO41 8HF

SPENCERS
COASTAL





The Property

A quite beautifully presented 2 bedroom semi detached house, situated in a superb position providing easy access to the New Forest and Lymington. The property enjoys an excellent ground floor living space, an immaculate kitchen and two well-proportioned bedrooms. There is also a courtyard garden to the rear and private off road parking.

A covered porchway opens in to the hallway with a ground floor cloakroom and stairs rising to the first floor landing. The lounge/dining room overlooks the rear garden with double doors leading out. There is ample space for sofas and dining room table and a convenient under stairs storage cupboard. The contemporary fitted kitchen, to the front of the house, has built-in cooker, hob and extractor, integrated fridge freezer and dish washer and space for washing machine.

The first floor landing has access to the loft space. The master bedroom has a double wardrobe, ensuite shower and window overlooking the rear garden. The South facing second bedroom bedroom is light and airy with views to the front garden, fitted wardrobes and separate airing cupboard. The contemporary family bathroom suite completes the accommodation.

The Situation

Located in the village of Pennington, the area benefits from a general store with post office, a selection of other shops including a Tesco Metro, a pub and an extensive leisure centre all within walking distance. Local schools are nearby, including the highly regarded Our Lady and St Joseph Catholic Primary School. Approximately 1.5 miles to the West is the picturesque Georgian market town of Lymington which is famed for its attractive High Street, river, marinas and yacht clubs. The town offers an excellent range of schooling, both state and private, catering for all ages. There is a useful branch line rail connection that links with the neighbouring village of Brockenhurst (situated approx 6 miles to the North) that in turn has a mainline railway station to London Waterloo.

£340,000



FLOOR PLAN

Ground Floor

Approx Gross Internal Area
73.0 sqm / 785.3 sqft

First Floor

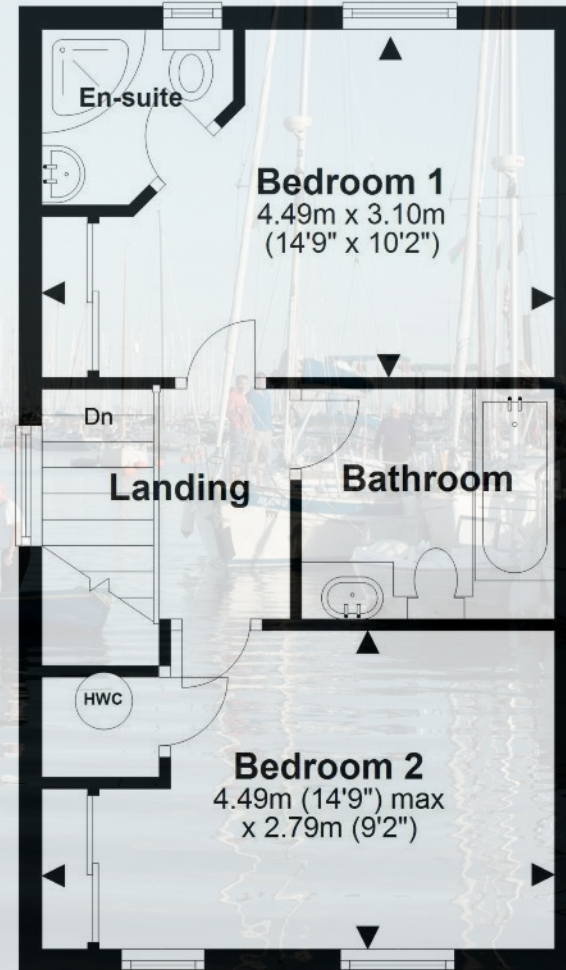
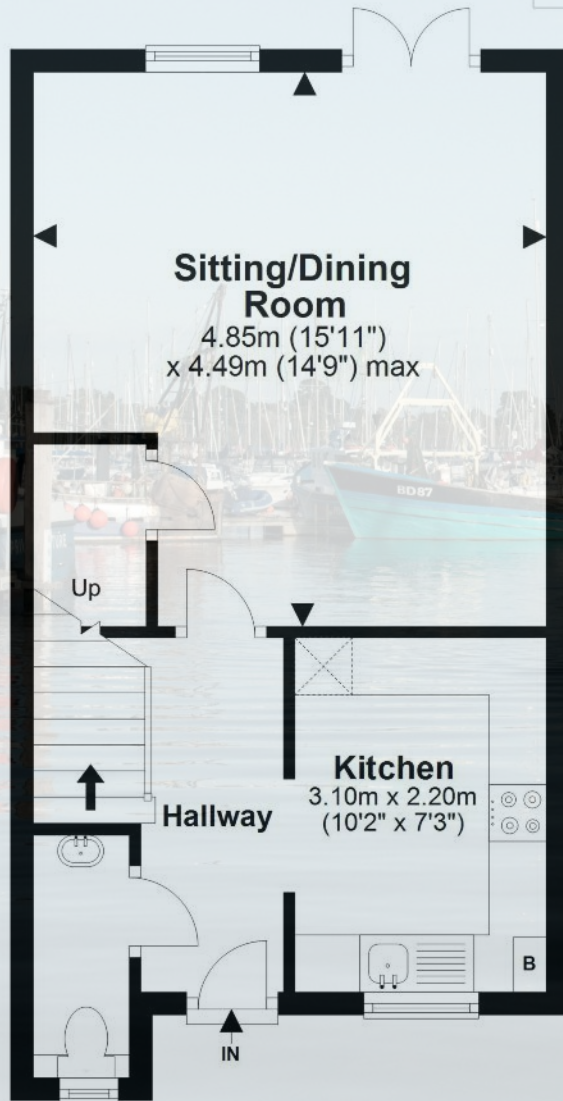


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch
Plan produced using PlanUp.



Grounds & Gardens

A shingle front, south facing garden with mature hedge borders offering both a sun trap and privacy. The rear garden has been pathed offering a low maintenance courtyard with raised decking area for al fresco dining cleverly positioned to capture the afternoon sun. Rear gated access leads through to the secure private allocated parking with separate bike store.

Services

Energy Performance Rating: C Current: 75 Potential: 88

Council Tax Band: C

All mains services connected

Directions

From our office proceed North to the one way system. Bear left heading towards Pennington. Take the third exit at the roundabout on to the A337 and take the first turning right into South Street. Continue straight on into Ramley Road and the property can be found directly opposite the Church. The private parking is accessed by turning right in to Oliver road and after 50 yards left in to the parking behind the house.

Important Information

Spencers of Lymington would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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