



92 Samber Close

Lymington, SO41 9LF



SPENCERS





A charming and well-presented three bedroom end-of-terrace home with the benefit of solar panels, offering a garage in a nearby block and a larger-than-average south-facing garden.

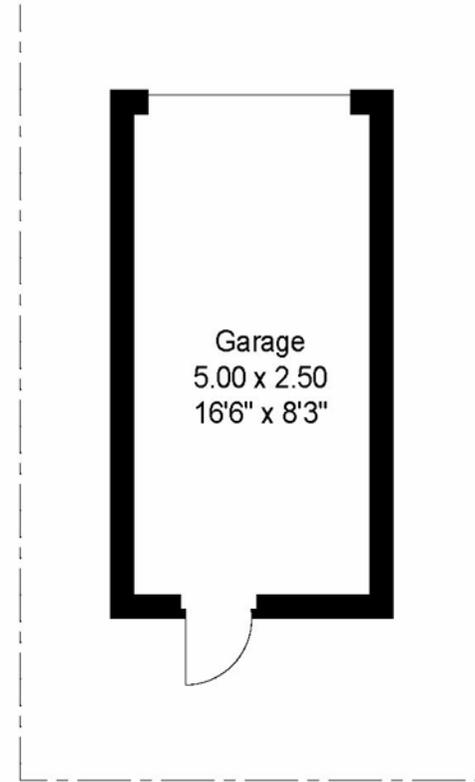
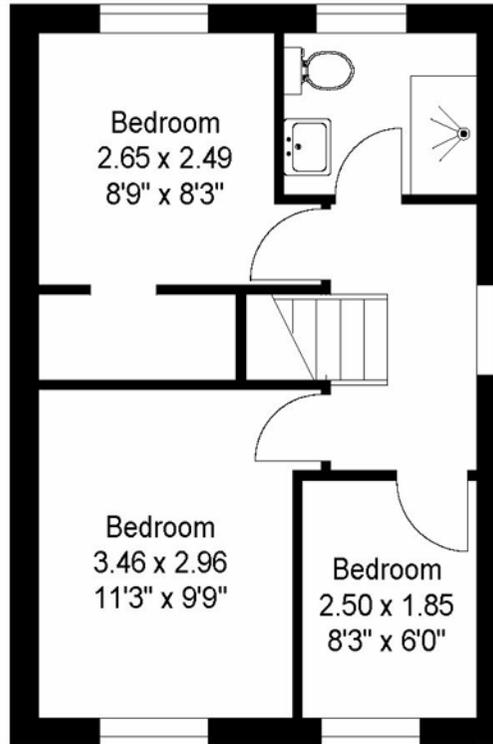
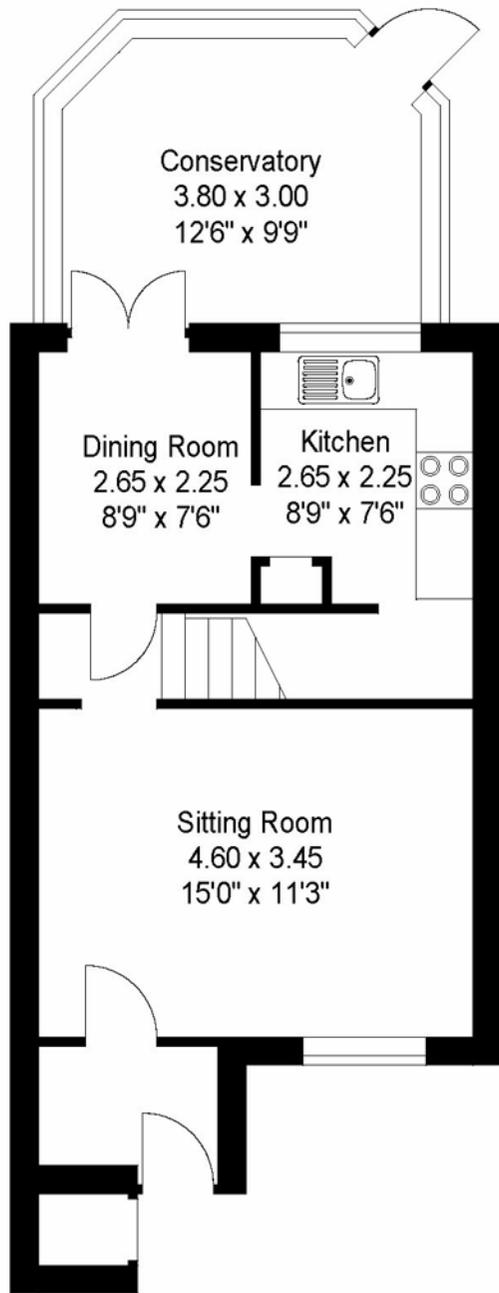
The Property

An entrance lobby provides space for coats and boots and leads into the living room, which features double-glazed windows to the front. An open archway connects to the dining area, positioned beside the kitchen and overlooking the south-facing private rear garden. The conservatory extends the living space and offers lovely garden views. The kitchen is well equipped with a range of base and wall units, an integrated electric oven, hob, and extractor hood, along with space for a freestanding fridge/freezer and washing machine.

£335,000

 3  2  1

FLOOR PLAN



Approximate
Gross Internal Floor Area
House: 82sq.m. or 883sq.ft.
Garage: 13sq.m. or 140sq.ft.
Total: 95sq.m. or 1023sq.ft.

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NOT TO SCALE



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Nestled in a quiet cul-de-sac, the property is within easy walking distance of local schools and town amenities

The Property continued . . .

Upstairs, the property offers two double bedrooms and a single bedroom. The principal bedroom enjoys views over the front garden and includes a fitted storage cupboard. The second double bedroom also benefits from fitted cupboards and is set to the rear of the property, with peaceful outlooks over the garden, while the third bedroom is ideal as a single room, nursery, or home office. The modern family bathroom completes the accommodation, featuring a bath with shower over. The property benefits from solar panels with a feed-in tariff and generates some income as well as reduces electricity bills.

Situation

The Georgian market town of Lyminster has a famous Saturday market and there is a ferry service to Yarmouth, Isle of Wight. The village of Brockenhurst lies approximately 4 miles north and benefits from a mainline station with direct access to London Waterloo and an extensive range of local shops, restaurants, a primary school, a popular tertiary college and the renowned Brockenhurst Golf Club.



The property is approximately 1.3 miles from the popular sailing and yachting facilities of Lymington and access to the Solent is within just a few minutes drive.

Grounds & Gardens

The property is situated in a quiet cul-de-sac tucked in the corner with a path leading up to the front door and garden. The front garden has an area of lawn and the rear garden is accessed via a secure side gate and path and has the benefit of being south facing and offers a very good degree of privacy. There is a patio adjacent to the conservatory allowing for easy al fresco entertaining.

Directions

From our office in Lymington, proceed down the High Street and take the first turning on the left onto New Street. At the junction turn left onto Avenue Road then at the traffic lights turn right onto Southampton Road. At the roundabout take the first exit onto Alexandra Road, then left into Pamplyn Close and the first turning on the right into Samber Close. Follow the road round and the property can be found at the very end of the road in the left hand corner.



Both Lymington and Brockenhurst afford fine schooling (both state and private) with the latter having a tertiary college.

Services

Tenure: Freehold

Council Tax: C

EPC: B Current: 83 Potential: 94

Property Construction: Brick faced elevations and tile roof

Utilities: Mains electric, gas, water and drainage. The property benefits from Solar PV Panels which have a feed-in tariff and generate some income as well as reducing electricity bills. The installation date was July 2014, so the tariffs have another 14 years to run. The performance of the PV varies with the weather, but over the last 12 months is as follows:

Feed In Tarrif Payments received: £ 675

Electricity Generated: 2,550kWh

Heating: Gas central heating

Broadband: Superfast broadband download speeds of up to 33 mbps are available at this property (ofcom)

Parking: Garage, unallocated street parking

Important Information

Spencers 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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