



14 Grafton Gardens

Pennington, Lymington, SO41 8AS

SPENCERS
COASTAL



A superbly positioned and well-presented three bedroom mid terrace house set on a sought after development with a new kitchen and bathroom, lovely low maintenance rear garden and garage moments from well-regarded local schooling and the amenities of Lymington Town Centre.

The Property

On entering the property there is a welcoming hallway with meter cupboard and coat rack. A modern newly fitted cloakroom can be found under the stairs. Glass doors open on to the lovely south facing lounge with large bay window to the front aspect. An archway opens through to the dining room with single door to the rear garden. Door through to the brand new immaculately fitted kitchen which has a range of cupboards, including integral fridge freezer, washing machine, induction hob and single oven.

From the hallway, stairs rise to the first floor landing with airing cupboard. The master bedroom is a bright, south facing room and has built in cupboards. Bedroom two is a similar size to the master bedroom, overlooks the rear garden and also has the benefit of built-in cupboards. The third bedroom is a single room with outlook to the rear. The brand new family bathroom completes the upstairs accommodation providing a contemporary three piece suite with shower over the bath and fitted bathroom cabinet.

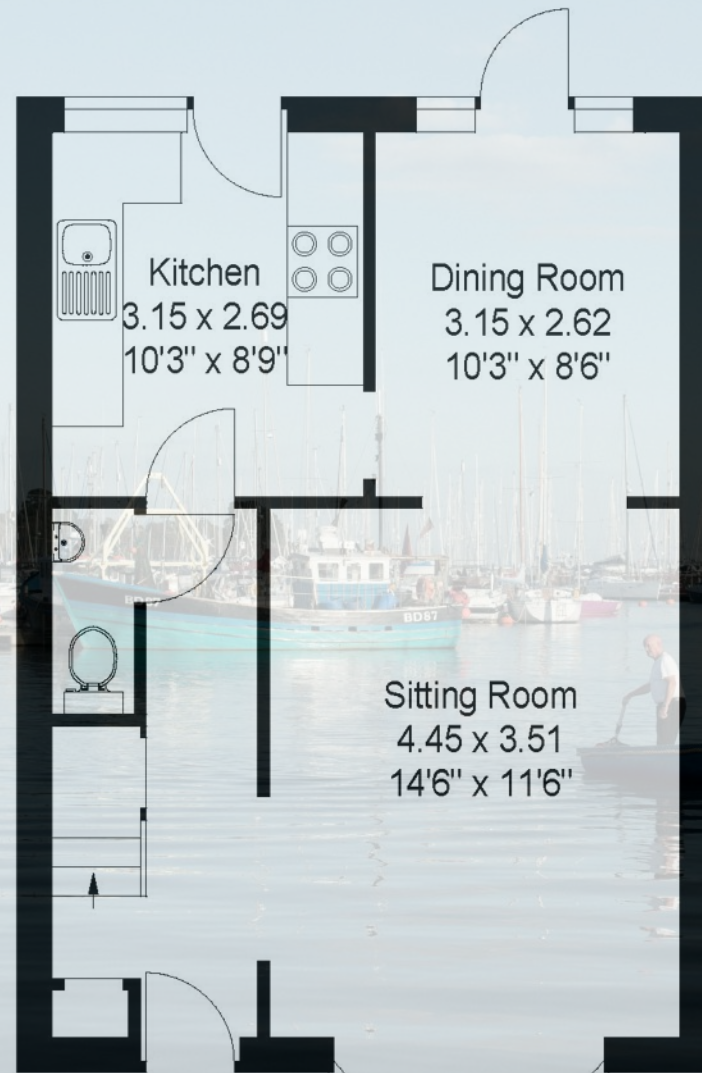
The Situation

The beautiful Georgian market town of Lymington, with its cosmopolitan shopping and picturesque harbour, is within easy reach of the property, as are the two large deep water marinas and sailing clubs for which the town has gained its status as a world renowned sailing resort. Lymington has a number of independent shops including some designer boutiques, a Saturday market and is surrounded by the outstanding natural beauty of the New Forest National Park. To the north is the village of 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 gives direct access to London Waterloo in approximately 90 minutes.

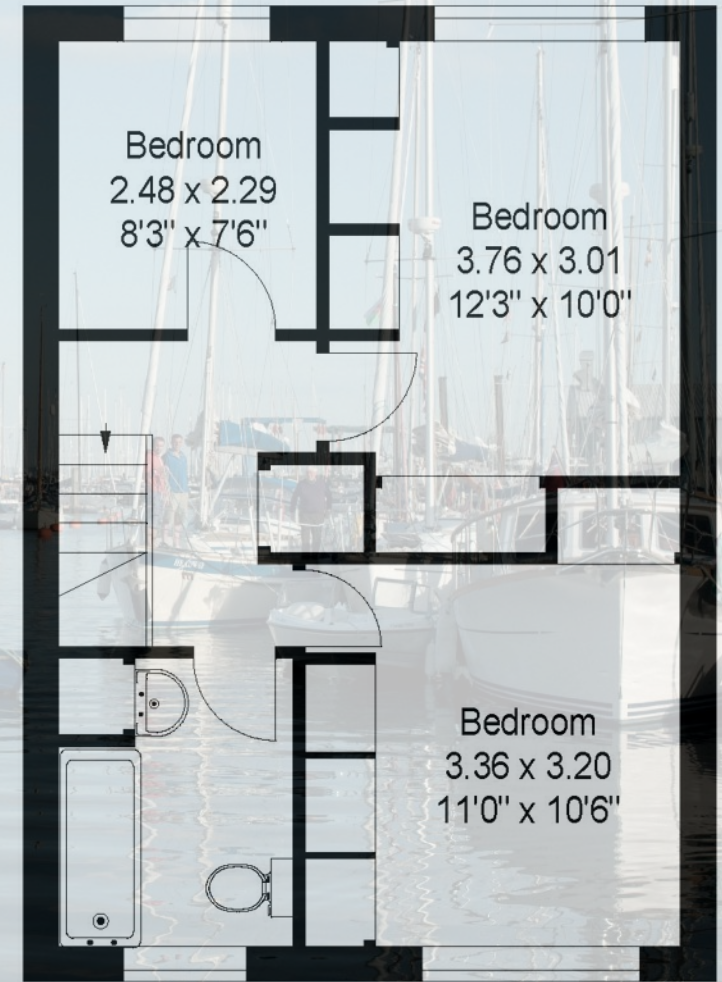
£395,000



FLOOR PLAN



Ground Floor



First Floor

Approximate
Gross Internal Floor Area
Total: 82sq.m. or 883sq.ft.

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NOT TO SCALE



Grounds & Gardens

A path leads to the front door alongside the communal green with a variety of mature trees and shrubs. There is a front lawn with various shrubs and mature plantings. The rear garden is very private, and has fence borders, small pond with large patio area, shrubs and bushes. The rear garden gate provides access to the rear and leads to a single garage located in a nearby block.

Directions

From our office in Lymington, proceed up the High Street and on reaching the one way system, take the left hand lane onto Milford Road (A337). On reaching the roundabout, take the second exit onto Milford Road (A337). Take the first turning left into Elm Avenue and then take the first turning right into Grafton Gardens. After 100 yards the property can be found on the right hand side.

Services

Tenure: Freehold Council Tax - D

EPC - C Current: 72 Potential: 87

Estate Management Charges: TBC

Property Construction: Brick and tile

Utilities : Mains gas/electric/water/drainage Heating: Gas central heating

Broadband: Superfast broadband with speeds of up to 80 mbps is available at this property (ofcom)

Mobile signal / coverage: Please check with your provider

Conservation Area: No Flood Risk: No risk

Parking: Private garage and unallocated residents parking bays

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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