



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

18 Efford Way

Pennington • Hampshire • SO41 8BX



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Spacious three double bedroom mid-terrace house located in a convenient location, located within easy walking distance of local village shops, amenities, local popular schools, the leisure centre and is within easy reach of Lymington High Street.



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£289,950

Key Features

- Well equipped kitchen
- Ground floor cloakroom and utility room
- First floor shower room
- Low maintenance rear garden with brick-built outhouse
- Within walking distance of village shops, schools and amenities and within easy reach of Lymington High Street
- Sitting/dining room
- The first floor bedrooms, the master with range of built-in wardrobes
- Open plan front garden
- EPC Rating:C & Council Tax Band: C



Description

A spacious three bedroom mid-terrace family house situated in a convenient location within easy walking distance of the village amenities and the popular local schools. The property benefits from excellent frontage and a private low maintenance rear garden. Other features include a large sitting/dining room, a ground floor cloakroom, a useful utility room, a private rear garden with rear access, and within easy reach of Lymington town centre and quay.

UPVC double glazed entrance porch with tiled flooring. Door leading into the entrance hall with timber effect flooring, stairs rising to the first floor and storage cupboard. Door into the good size dual aspect sitting/dining room. Recessed fireplace with a timber mantle, UPVC double glazed sliding doors to the rear leading out to the rear garden onto the decking, and a private outlook over the rear garden.

Kitchen fitted with a comprehensive range of floor and wall mounted cupboard and drawer units with contrasting stone effect worktop, with an inset one and a half bowl sink unit with a mixer tap over, integrated eye level electric oven, four ring gas hob and extractor over, space for under counter fridge and separate freezer, space and plumbing for a dishwasher, tiled flooring, under cupboard lighting, arch through to a useful separate utility room, with further storage cupboards, space and plumbing for a washing machine, timber effect flooring, and a UPVC double glazed door to the rear. Ground floor cloakroom with WC.

First floor landing with hatch giving access to the loft space and boiler cupboard housing the wall mounted Worcester gas fired boiler. Three first floor double bedrooms, the master with range of mirror fronted wardrobes with sliding doors. Fully tiled shower room fitted with a

white suite comprising a corner shower cubicle with a thermostatic controlled shower, wash basin with taps and vanity storage beneath, tiled flooring, recessed ceiling spotlights, heated towel rail and window to the rear aspect. Adjoining cloakroom with WC.

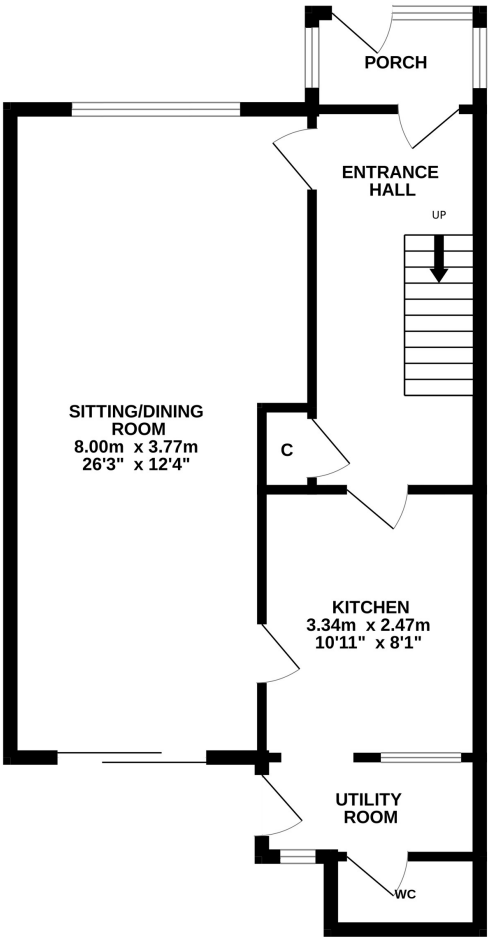
The property benefits from excellent frontage which is laid mainly to lawn, with colourful flower and shrub borders and a path leading up to the front door.

Adjoining the rear of the property is an area of timber decking, with the remainder laid mainly to crazy paved patio, a second area of raised timber decking, a timber gate providing rear access, a useful brick built store, and a good degree of privacy.

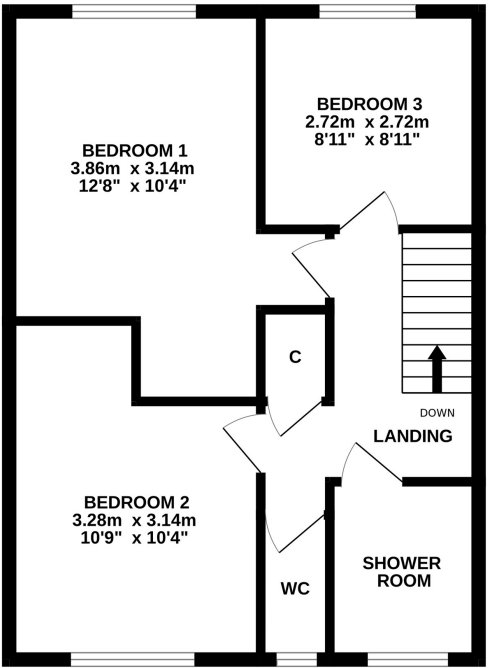
The property is located in the centre of Pennington Village close to the shops and local catchment schools as well as the popular Leisure Centre. There are also good transport links nearby for easy access to Lymington High Street with its large range of shops and boutiques, supermarkets, and restaurants. The High Street leads to the quaint cobbled street of Quay Hill and the Marinas and Yacht Clubs beyond. There is a train station offering links to London.

Floor Plan

GROUND FLOOR
53.7 sq.m. (578 sq.ft.) approx.



1ST FLOOR
47.9 sq.m. (516 sq.ft.) approx.



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TOTAL FLOOR AREA : 101.6 sq.m. (1094 sq.ft.) approx.
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For more information or to arrange a viewing please contact
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