



11 Beresford Road *Lymington, SO41 9JT*

SPENCERS
NEW FOREST





The Property

A three bedroom detached bungalow located in a quiet residential road within a short walk of Waitrose and the top of the high street. Requiring some modernisation the property has a spacious kitchen/diner, south facing lounge, lawned rear garden, driveway and double garage.

The enclosed front porch open into the main hallway with fitted cupboard ideal for boots and umbrellas. The front sitting room is both light and bright being South facing. The kitchen /dining room is another spacious room with a range of fitted units and work tops, breakfast bar area, access through to a utility area and double sliding doors to the garden. There is an inner hallway off the lounge with an airing cupboard and access to all three bedrooms. The main room over looks the rear garden, bedroom two faces South with the third bedroom again having garden views. The family bathroom completes the accommodation. It is noted that the property requires modernisation throughout and that a number of local homes have recently extended into the loft to create a primary bedroom with en-suite and far reaching views.

The Situation

The bungalow sits on an attractive residential road on the western fringes of the beautiful Georgian market town of Lymington with its cosmopolitan shopping and picturesque harbour. Less than a mile away are Waitrose Supermarket and Marks & Spencer with two large deep water marinas and the open air salt water baths approximately one mile beyond. Lymington has a number of independent shops including some designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. On Saturday, a market is held in the High Street, the origins of which probably date back to the 13th century. To the north is the New Forest 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.

£575,000

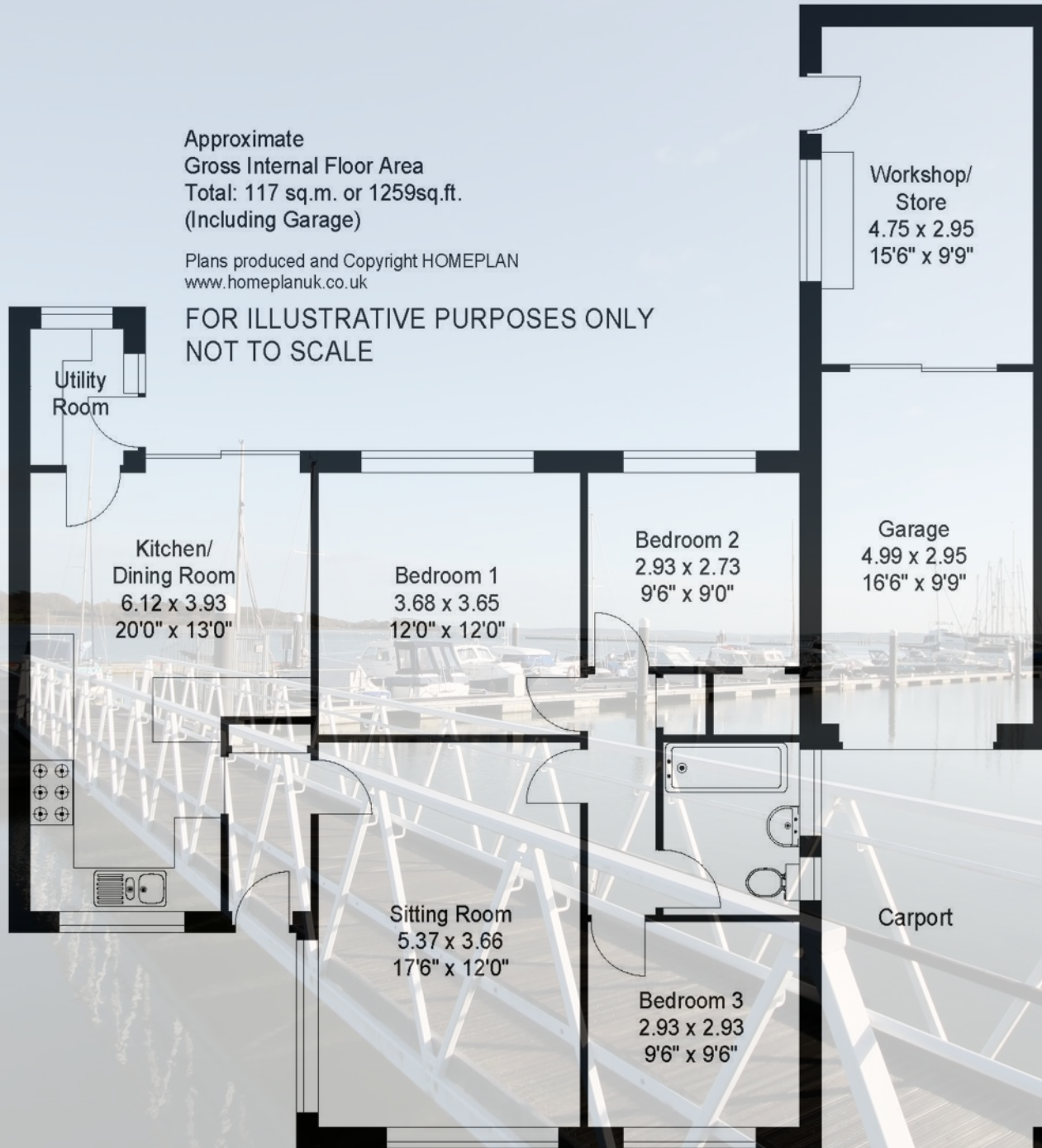


FLOORPLAN

Approximate
Gross Internal Floor Area
Total: 117 sq.m. or 1259sq.ft.
(Including Garage)

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NOT TO SCALE





Grounds & Gardens

The front of the property has a pleasing lawned area with pedestrian path to the front door. The drive allows for extensive parking with a carport and double garage. The rear garden has a small patio area accessed form the kitchen and a good sized lawn with wooden shed, greenhouse, vegetable garden, mature plantings and fenced borders.

Services

Energy Performance Rating: D Current 60 Potential 80

Council Tax Band: E

All mains services connected



Points Of Interest

Royal Lymington Yacht Club	2.3 miles
Lymington Quay	2.3 miles
Waitrose Lymington	0.8 miles
Walhampton (Private School)	2.1 miles
Priestlands Secondary School	1.0 miles
Lymington Hospital	1.4 miles
Brockenhurst Train Station	4.6 miles
Brockenhurst Tertiary College	4.9 miles



Important Information

Spencers of The New Forest 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



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

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