



5 Auckland Avenue

Brockenhurst, SO42 7RS

SPENCERS
NEW FOREST





5 AUCKLAND AVENUE

BROCKENHURST • NEW FOREST

This property is being offered to the local market for the first time in 27 years. It is a rare opportunity to secure a village centre bungalow having benefitted from newly laid carpets and decorated throughout to offer light and airy accommodation. The bungalow is set at the end of a small terrace with an easy to maintain corner garden plot with off street parking set to the rear. The accommodation offers two good sized bedrooms and is now available with no onward chain.

£380,000



2



1



1





The Property

A picket fence accessing a path at the front leads to the entrance into the property set under a covered storm porch. The hallway links all accommodation with a generous sitting room set to one side with central fireplace (decorative only) providing a focal point of the room with large windows overlooking the front garden.

The modern fitted kitchen is set to the rear with contemporary gloss units at both base and wall level to provide storage with coordinating laminate worksurfaces with inset sink unit and tiled splashbacks. Integrated appliances include a gas hob with extractor hood set over and a single oven and further microwave oven. There is space and plumbing for additional appliances. A door leads from here into a lovely garden room with windows to the surrounding three sides overlooking the private garden making an additional lovely spot for seating. French doors lead out to the terrace and garden.

The principal bedroom is set across the hallway at the front, again a good size with large front aspects windows. The hallway wraps around to provide access to the second bedroom set at the rear with aspects over the garden. Set off the hallway is a particularly large boiler room which could be reconfigured to enlarge the second bedroom or create an ensuite shower room potentially. A built-in cloaks cupboards offers useful storage for coats and shoes.

The bathroom completes the accommodation with a white suite offering a bath with shower over, wash hand basin and WC.

Agents Note

This property is being sold with a restrictive covenant under Section 157 of the Housing Act 1985 and can only be sold or rented to a person(s) who has lived or worked in the designated area for the last 3 years and only as a principal home.

The Council may consider applications to waive the restrictions for personal circumstances of prospective purchasers who have not lived or worked in the rural areas for the last 3 years, but can show strong connections through former residence or employment, or can demonstrate exceptional benefit to the wider community that would come about by living in the area.

Floor Plan

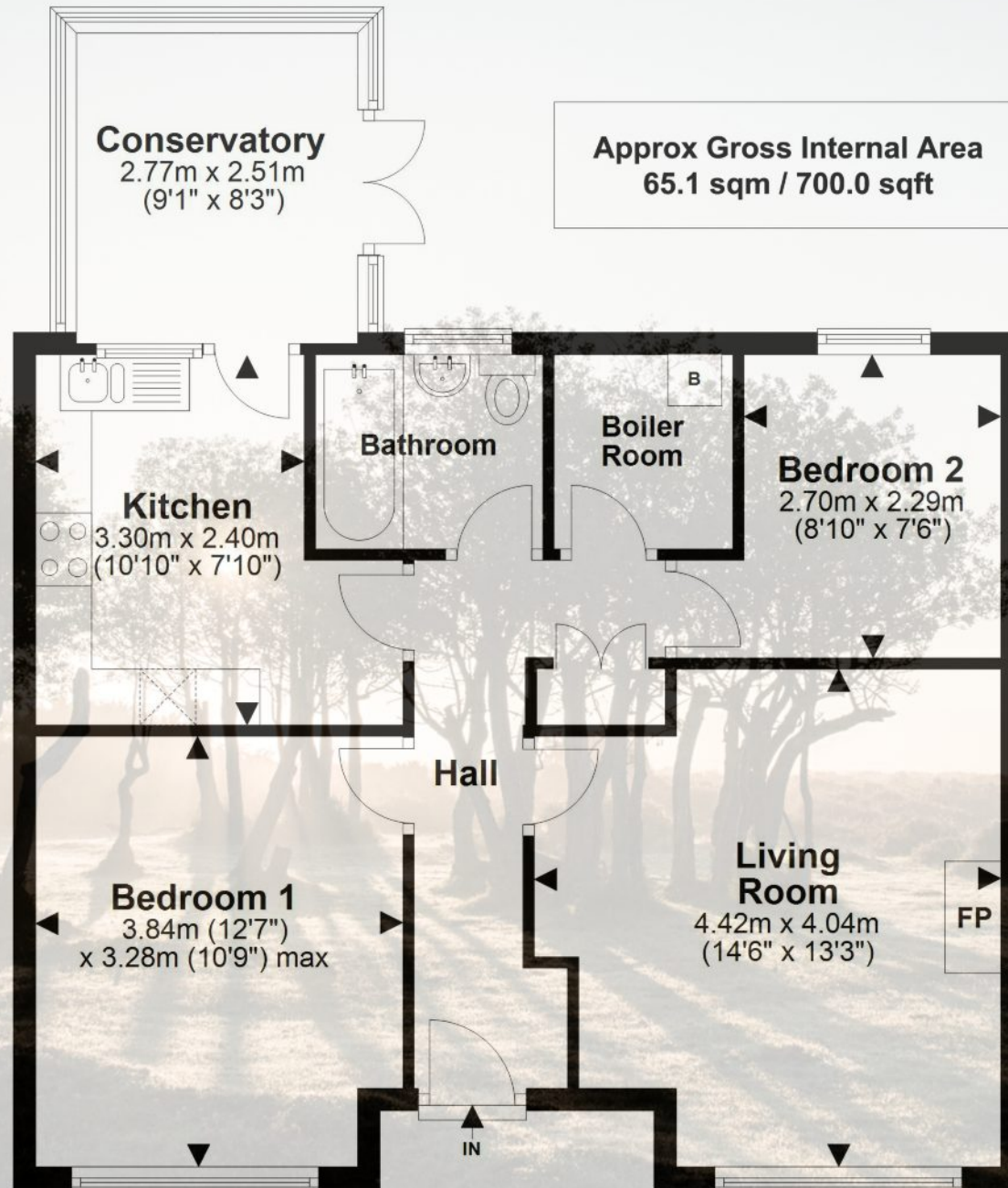


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch Plan produced using PlanUp.



Grounds & Gardens

The pretty front garden is bounded by a low picket fence with central path interspersed with gravel and a paved path which leads round to the side gate and access into the rear garden. An ornamental magnolia tree is a feature of the garden and there is a selection of low maintenance shrubs and planting to the flower beds.

The delightful rear garden offers a surprisingly good degree of privacy and is predominantly laid to lawn with a rear terrace abutting the property ideal for seating and dining.

The garden offers well maintained shrubs and flowers to the borders, a clothes drying area and storage shed set to the side.

Paved slabs set into the lawn lead to the rear of the garden and a useful hardstanding area for off street parking if required. Double gates lead from here to the road, providing a further access point.





Directions

From our office in Brookley Road, turn left and proceed to follow the road passing Sway Road on the right hand side. Auckland Avenue is then the next turning on the right hand side and the property can be found on the left hand corner.

Services

Tenure: Freehold

All mains services connected

Energy Performance Rating: C Current: 71 Potential: 87

Council Tax Band: C

Superfast broadband with speeds of up to 80 Mbps is available at the property

The Situation

The property enjoys a central Brockenhurst location within easy reach of all the amenities and facilities of the village, as well as the well regarded primary school, tertiary college and main line railway station with direct links to London Waterloo (90 minutes).

The Georgian market town of Lymington lies approximately four miles to the south of Brockenhurst, famous for its yachting facilities and its Saturday market in the wide Georgian High Street. A similar distance to the north, is Lyndhurst, beyond which is Junction 1 of the M27 motorway, linking to the M3 and access to London.

Important Notice

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 or 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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