



16 Bramble Walk

*Lymington, SO41 9LW*



SPENCERS





*A stylish three bedroom mid terrace house, situated in a superb position at the end of a quiet cul-de-sac benefitting from a garage and two parking spaces.*

## The Property

A covered porchway opens into the entrance hallway with a spacious ground floor cloakroom with plumbing for both washer and dryer and stairs rising to the first floor landing. The sitting/dining room is a lovely, light, airy room with under stairs storage, ample space for sofas and a dining table and overlooks the rear garden, with double doors opening on to the East facing patio. A small extension allows for a perfect office space with garden views. The fitted kitchen has a range of fitted cupboards and work tops with space for a fridge freezer, plumbing for a dish washer, gas range and a wall mounted gas boiler.

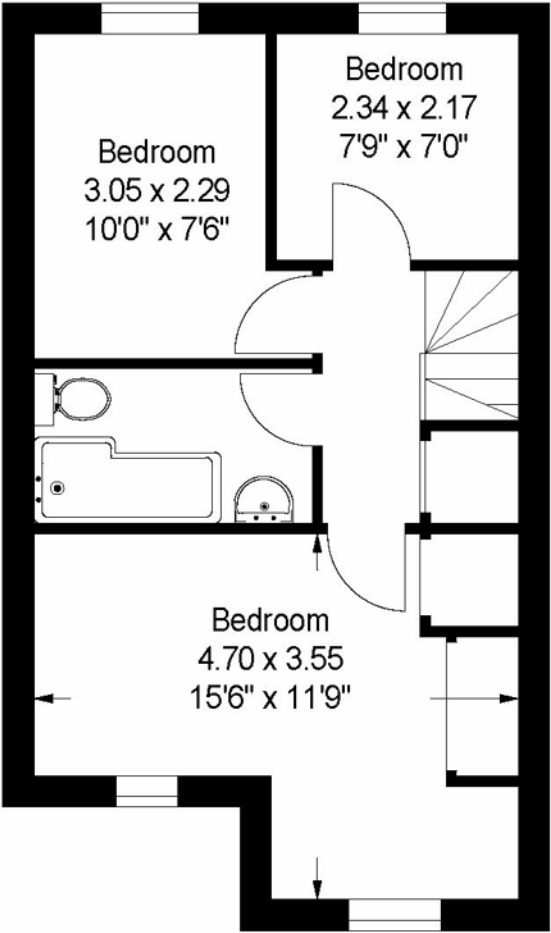
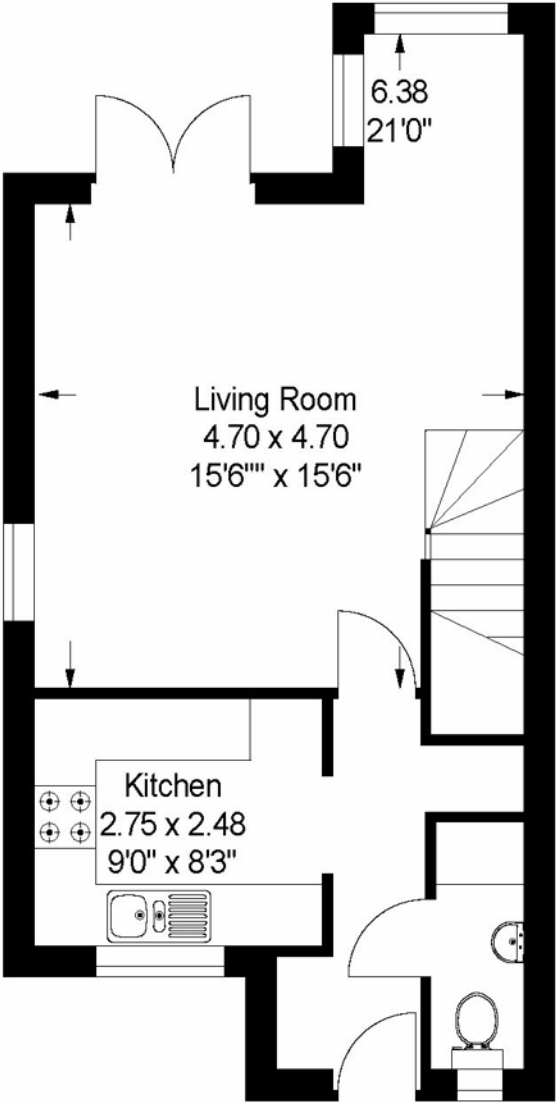
**£385,000**

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FLOOR PLAN

Approximate  
Gross Internal Floor Area  
Total: 76sq.m. or 818sq.ft.

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*With easy access to the New Forest and Lymington, this well-presented property enjoys excellent ground floor living space, a fitted kitchen and three well-proportioned bedrooms. There is also an East facing rear garden.*

### The Property continued . . .

The first floor landing has access to the loft space and an airing cupboard. The master bedroom is a lovely bright room with a fitted wardrobe and a southerly front aspect. The second bedroom, again a good sized double, overlooks the rear garden and bedroom three, being a single, offers an office space or a child's bedroom. The contemporary family bathroom suite with shower completes the accommodation.

### Situation

The beautiful Georgian market town centre of Lymington is within walking distance of the property. Also within easy reach are the two deep water marinas and sailing clubs as well as an open-air seawater bath that was built in 1833. Lymington also enjoys the benefit of a selection of boutiques, restaurants, historic pubs and Saturday market. The outstanding natural beauty of the New Forest National Park, which surrounds Lymington offers opportunities for extensive outdoor activities. 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 train station with services to Brockenhurst Railway Station (approx. 5.5 miles) which gives direct access to London Waterloo in approximately 90 minutes.



## Grounds & Gardens

With a private parking space in front of the house plus a garage and additional parking in front, 16 Bramble has one of the best positions and parking in the close. There is a small patio to the front with a covered porch. The rear garden has been landscaped with mature plantings, a beautiful 'ponytail' palm and a colourful acer. The garden is a real sun trap ideal for alfresco dining. There is rear access for garden furniture via a gate which leads behind the house and fence borders provide privacy.



## 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 and then the fourth turning on the left into Bramble Close. The house can be found at the end of the cul de sac in the left hand corner of the close.



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

## Services

Tenure: Freehold

Council Tax - D

EPC - C      Current: 73      Potential: 87

Estate Management Charges: £220.00 per annum for maintenance of common hedges and driveways etc

Property Construction: Brick faced elevations and tile roof

Utilities: Mains gas, electric, water and drainage

Heating: Gas central heating

Broadband: ADSL Copper-based phone landline. Superfast broadband speeds of up to 1000 mbps are available at this property.

Parking: Private driveway, garage

## 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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