



BOAT HOUSE, 2 BRIDGE ROAD • LYMINGTON • SO41 9BY

£575,000

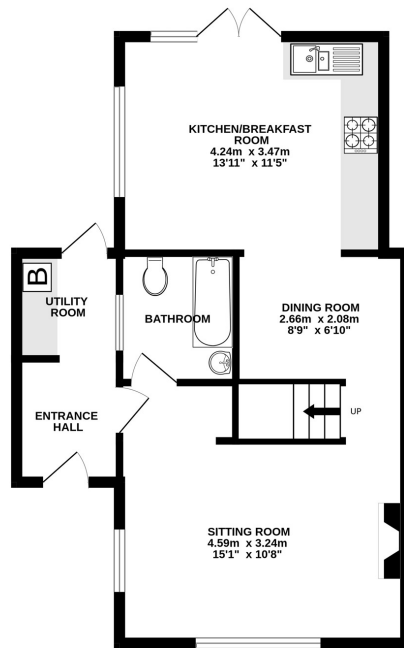
Offered for sale with no forward chain and located within easy walking distance of Lyvington High Street, this well presented three bedroom semi-detached house offers spacious and versatile accommodation and driveway parking for several vehicles, with the added benefit of a self contained annex with private garden.



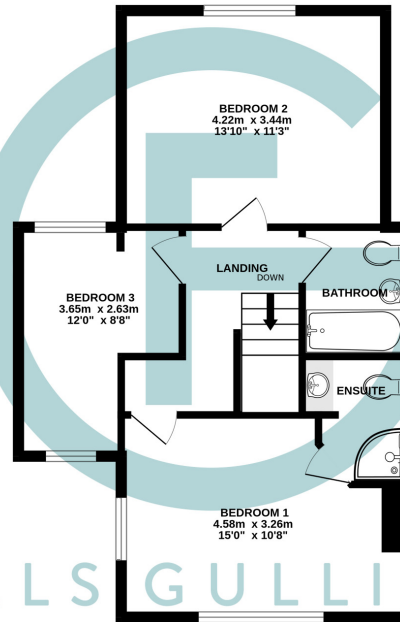
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PROPERTY EXPERTS

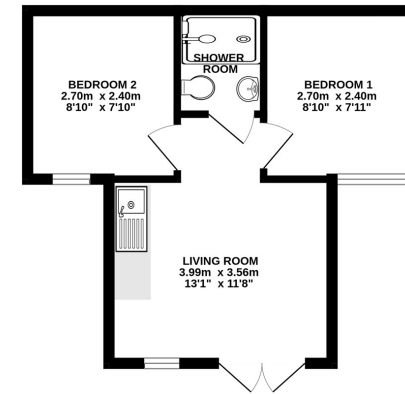
GROUND FLOOR
49.1 sq.m. (528 sq.ft.) approx.



1ST FLOOR
49.1 sq.m. (528 sq.ft.) approx.



ANNEXE
27.3 sq.m. (294 sq.ft.) approx.



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TOTAL FLOOR AREA : 125.5 sq.m. (1350 sq.ft.) approx.
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Property Specification



- Kitchen/breakfast room with dining room
- Sitting room with feature fireplace
- Ground floor bathroom
- Master bedroom with ensuite shower
- Two further first floor bedrooms
- First floor family bathroom
- Driveway parking for several vehicles
- Private rear garden
- Two bedroom detached Annex with private garden
- Located within easy walking distance of Lymington High Street, Train Station and local amenities

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Description

Offered for sale with no forward chain, this well presented three bedroom semi-detached house with driveway parking has been extended to provide spacious and versatile accommodation and has the benefit of a self-contained Annex with its own private garden. The property is located close to Lymington High Street, Train Station and local amenities.

Part glazed front door leading into the entrance porch with opening through to the utility area with space and plumbing for washing machine and tumble dryer, cupboard housing gas fired central heating boiler, external door leading out to the rear garden and access to the Annex beyond. Door from entrance hall through to the sitting room which has a feature fireplace and hearth, windows to the front and side aspect with plantation shutters, stairs rising to the first floor. Ground floor bathroom with panelled bath unit with shower over, low level w.c., wash hand basin with mixer tap and obscure window to the side aspect. Opening through to the dining room with space for dining table and chairs, which leads through to the kitchen/breakfast room which has a range of floor and wall mounted cupboard and drawer units with rolled worktop over and inset one and a half bowl single drainer sink unit with mixer tap and feature tiled splashbacks. Built-in electric oven with four ring gas hob over and extractor, built-in dishwasher, built-in tall fridge freezer, obscure window to the side aspect, window to the rear aspect and double doors opening out to the rear garden.

First floor landing with hatch giving access to the loft space. Master bedroom with windows to the front and side aspect with plantation shutters and en-suite shower room comprising a shower cubicle, low level w.c., wash hand basin with mixer tap. Bedroom two with window to the rear aspect. Dual aspect bedroom three with windows to the front and rear aspect. Family bathroom comprising a panelled bath

unit with mixer tap and shower over, low level w.c., wash hand basin with mixer tap.

Outside to the front of the house there is driveway parking for several vehicles. The boundaries are fenced to the side. The rear garden is mainly paved ample with space for patio furniture, ideal for entertaining and there are various plants and shrubs and palm tree. The boundaries are fenced and the garden has been sectioned off with a pedestrian gate leading through to the Annex with its own private garden.

Annex accommodation: Part glazed double doors leading into the kitchen/living room with range of floor mounted cupboard units and shelving with inset sink unit with drainer and mixer tap, space for under counter fridge/freezer, window to the front aspect. Bedroom one with window to the front aspect and bedroom two with window to the front aspect. Shower room comprising of a shower cubicle, low level w.c., wash hand basin with mixer tap. There is a raised decked area with a timber shed, the boundaries are fenced.

The property is just a five minute walk to the Train Station and the beautiful Georgian market town of Lymington, with its many independent shops, picturesque Quay, deep water marinas, sailing clubs and local Schools which have "Good" and "Outstanding" Ofsted ratings. Lymington has numerous highly regarded restaurants and designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. To the north are the New Forest villages of Brockenhurst and 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 provides a half-hourly service to London Waterloo with a journey time of approximately 90 minutes.





Fells Gulliver • 125 High Street • Lymington • Hampshire • SO41 9AQ

01590 671711 lymington@fells-gulliver.com fells-gulliver.com

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