



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

39 Bramble Walk

Lymington • SO41 9LW



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Offered for sale with no forward chain and benefitting from a new kitchen, off-road parking with a carport, and a conservatory. This beautiful house would make an ideal first-time buy or investment and is located within walking distance of Lymington High Street



3



1



£355,000

Key Features

- Recently fitted kitchen with space for appliances
- Sitting/dining room
- Rear lobby store area
- Family bathroom
- Two allocated parking spaces (one under cover)
- EPC Rating: C
- Ground floor cloakroom
- Conservatory
- Generous master bedroom with range of built-in wardrobes and two further first floor bedrooms
- Low maintenance rear garden
- Offered for sale with no forward chain



Description

Located on the edge of this popular development, this three bedroom terraced house is offered for sale with no forward chain and would make an ideal first time buy or investment. The house is located within walking distance of Lymington High Street and benefits from a conservatory and two allocated parking spaces, one covered.

Front door leading into the entrance hall, with cloaks cupboard and stairs rising to the first floor. Cloakroom with WC, wash hand basin, storage cupboard and obscure window to the front aspect. Recently fitted kitchen with range of floor and wall mounted cupboard units with worktop over and tiled splashbacks, one and a half bowl single drainer sink unit with mixer tap over, space for cooker, space and plumbing for washing machine, space for fridge freezer. Wall mounted gas fired central heating boiler. Door from hallway into the sitting/dining room with mantelpiece and hearth and space for electric fire. Door into external lobby which has a glazed door leading into the conservatory. From the sitting/dining room there are patio doors with windows either side, leading into the conservatory, which has windows to all sides and a single door to the side aspect leading out to the rear garden.

First floor landing with hatch giving access to the loft space. Generous master bedroom with built-in double wardrobe and additional cupboard. Two windows to the front aspect. Bedrooms two and three both have windows to the rear aspect. Family bathroom comprising a panelled bath unit with taps and shower

over, WC, pedestal wash basin with taps, radiator, extractor fan and part tiled walls.

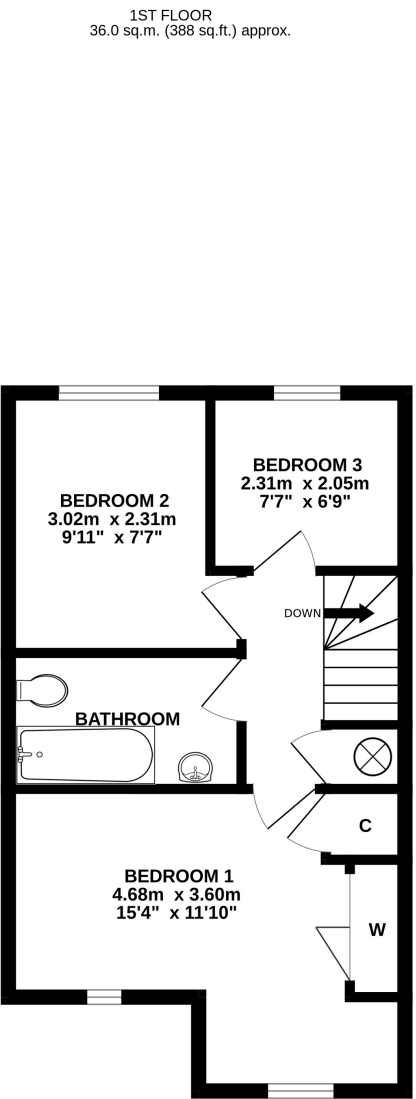
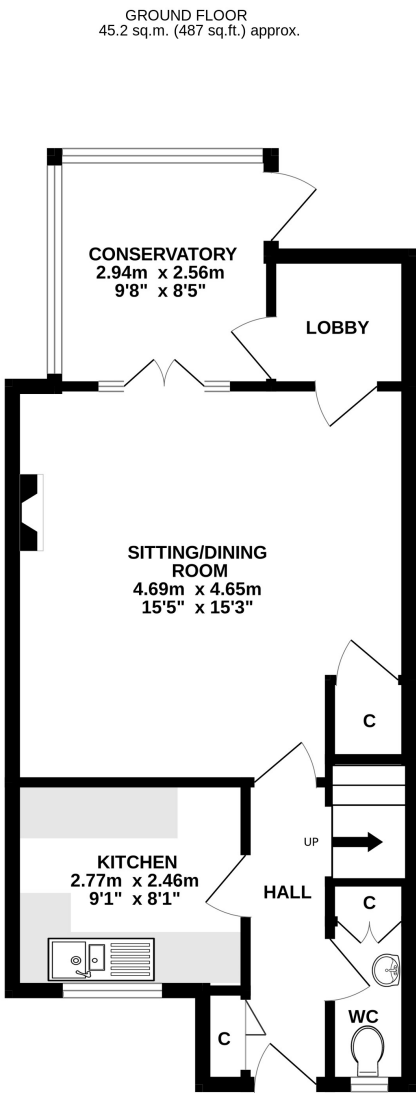
To the front of the property there is block paved covered car port with an additional adjacent parking space. Couple of steps leading up to the front door, with a paved area in front, with space for plant pots, bench etc.

The rear garden is fenced to the side boundaries and walled to the rear, laid to artificial grass with pebbled borders for ease of maintenance, and there is a wooden pedestrian gate to the rear.

Maintenance charge: £320 per annum for upkeep of communal areas and communal gardening.

The beautiful Georgian market town of Lymington has many independent shops and a picturesque harbour, deep water marinas, and sailing clubs. 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.

Floor Plan





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For more information or to arrange a viewing please contact
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T: 01590 671711 E: lymington@fells-gulliver.com



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