



22 Wellands Road

*Lyndhurst, SO43 7AD*



SPENCERS





*A two bedroom well-presented end-of-terrace property with the added benefit of a garage and off-street parking space, within easy walking distance of Lyndhurst high street.*

## The Property

Accessed via an entrance porch, a set of obscured glazed doors lead into the sitting room. There is a gas fire, triple aspect windows, one of which is a feature bay, and patio doors leading to a conservatory.

The kitchen has space for a washing machine and dryer/dishwasher, stainless steel sink with mixer tap, four ring gas hob with extractor hood over and oven with separate grill oven above.

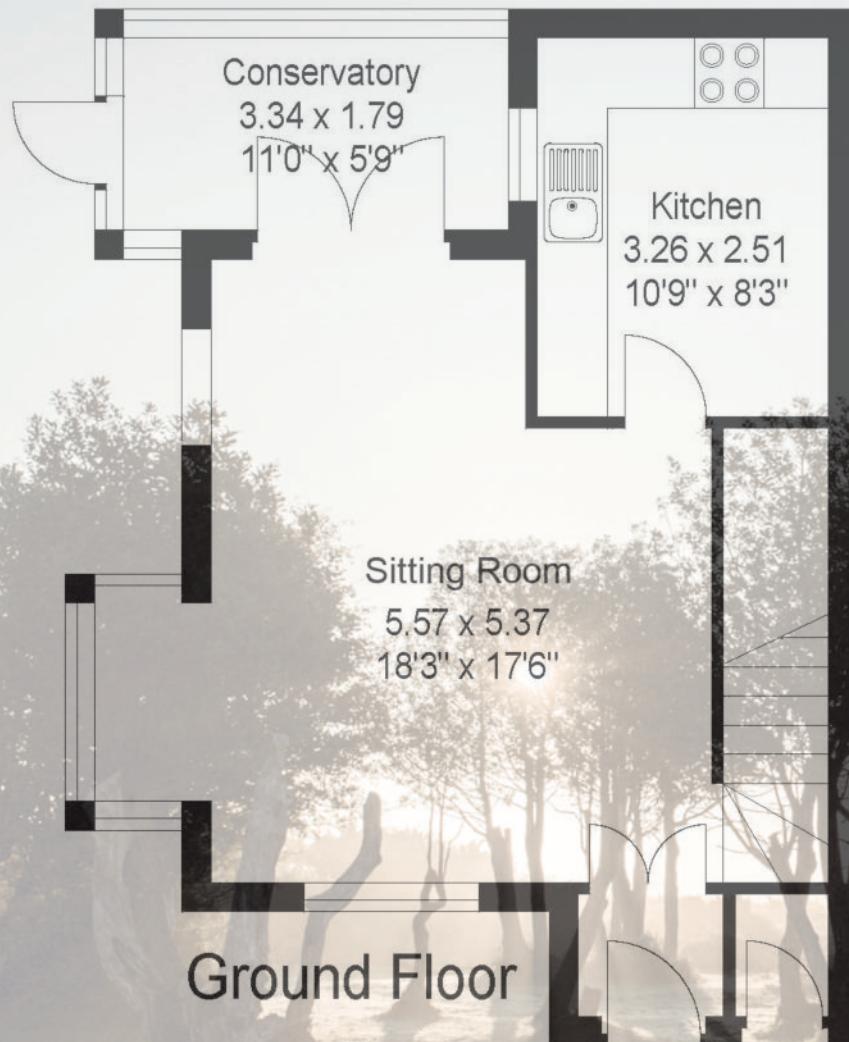
To the upstairs, bedroom one benefits from dual aspect windows to side and front elevations, built in wardrobes and useful over stairs cupboard. Bedroom two has a velux window and built-in wardrobe. The family bathroom comprises bath with electric shower, shower screen, w/c, vanity sink, airing cupboard and heated towel rail.

## Grounds & Gardens

There is an additional storage cupboard to the right of the front door, a patio seating area to the rear and outside tap and a garage in a block across the road from the property with parking space in front.

**£339,950**

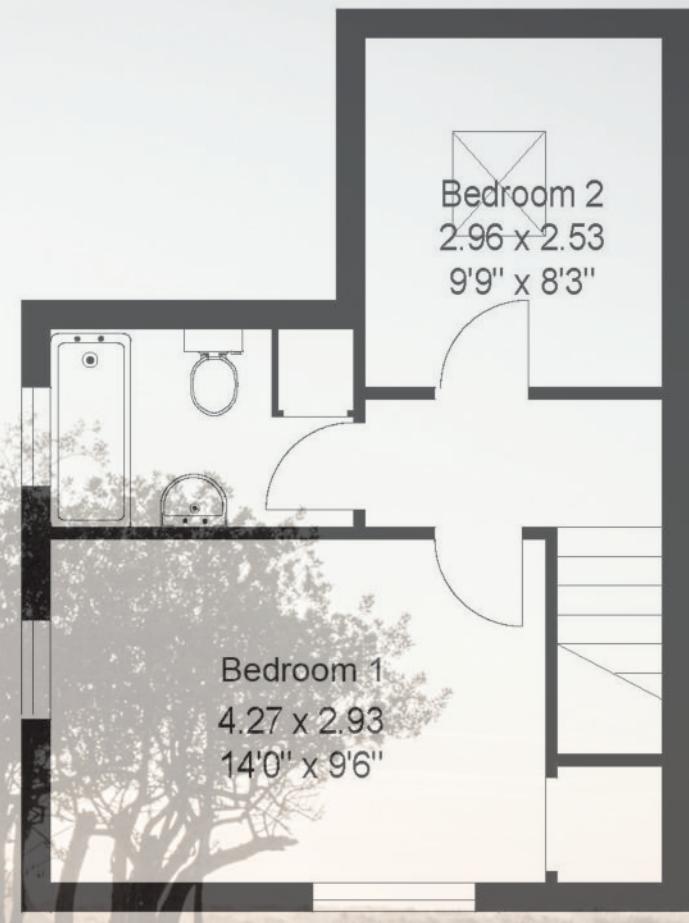
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Approximate  
Gross Internal Floor Area  
Total: 76sq.m. or 818sq.ft.

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NOT TO SCALE





## Additional Information

Tenure: Freehold

Council Tax Band: D

Energy Performance Rating: C Current: 70 Potential: 89

Services: Mains gas, electric, water and drainage

Heating: Gas central heating

Property Construction: Brick & tile

Flood Risk: Very low

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.

## Directions

From our office in Brockenhurst turn left and proceed up Brookley Road, taking the first turning on the left into Grigg Lane. Continue to the end of Grigg Lane and turn left onto the Lyndhurst Road. Continue along the road for approximately three miles until you are about to enter the one way system at Goose Green. Continue over the road into the one way system. Move into the left hand lane and, at the traffic lights turn left onto the A337 signposted Southampton M27. Follow the road for a short distance and turn right into Wellands Road. The property can then be found halfway down the road on the right hand side.

## Important Notice

Spencers Property 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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