

74 Samber Close

Lymington, SO41 9LF

SPENCERS







An attractive, well-presented light and spacious three bedroom semi-detached home with potential off road parking in front of the house plus a separate garage accessible from the garden.

The Property

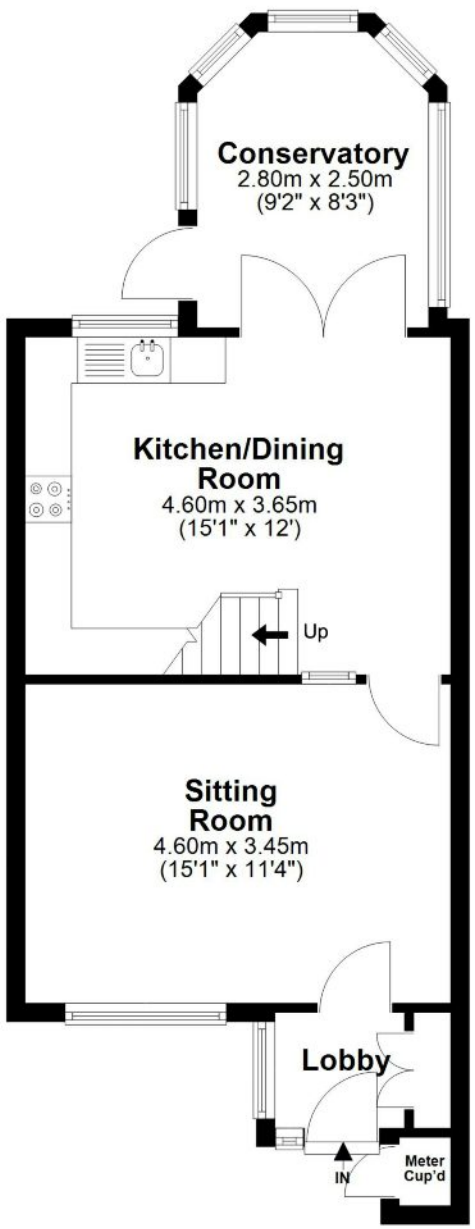
The front door opens in to an inner hallway with cupboard for coats, boots and umbrellas. The lobby opens in to the main sitting room with a large east facing window to the front. The large window allows ample light to fill the main reception and has sufficient space to comfortably accommodate twin sofas. The kitchen breakfast room is open plan with a range of fitted cupboard units and work tops with space for a dining room table and chairs, space for fridge freezer and plumbing for a washing machine. Double doors open on to the sun room over looking the west facing garden with a side door leading out.

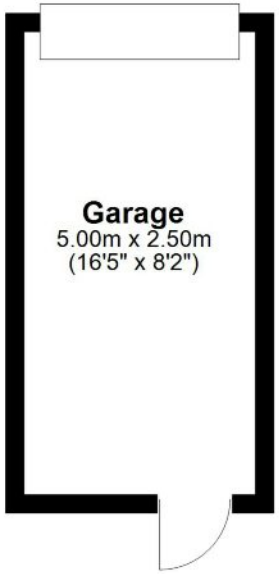
£325,000

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FLOOR PLAN

Ground Floor







Approx Gross Internal Areas

House: 69.4 sqm / 746.6 sqft
Conservatory: 7.8 sqm / 84.1 sqft
Garage: 13 sqm / 139.2 sqft

Total Approx Gross Area:
90.2 sqm / 969.9 sqft

First Floor

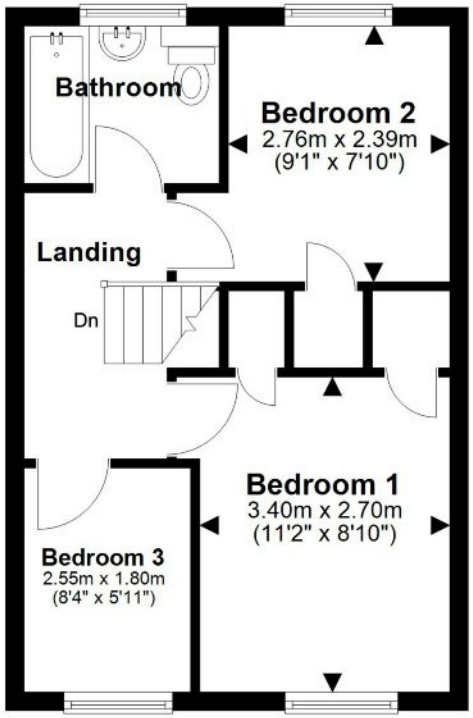


Illustration for identification purposes only; measurements are approximate, not to scale. www.fpusketch.co.uk
Plan produced using PlanUp.





Situated in a quiet cul-du-sac and within easy walking distance of the schools and amenities of the town.

The Property continued . . .

Stairs rise to the first floor landing with loft access to the insulated and part boarded loft . The principal bedroom is light and spacious with built in cupboards. Bedroom two overlooks the garden and has ample storage space and bedroom three has a front aspect. The modern bathroom offers a contemporary white suite with bath and integral shower.

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, then left into Pamplyn Close and the first turning on the right into Samber Close. Follow the road round and the property can be found half way down the Close on the right.





The property also features a west-facing private rear garden.

Grounds & Gardens

The front garden is currently lawned and can easily be changed to provide off road parking once a drop kerb has been approved. Rear access through the garage leads from the back to the sun room and the garden. The garden terrace is low maintenance with a lawned area and a path leading to the rear garage.

Situation

The property is approximately 1.3 miles from the popular sailing and yachting facilities of Lymington and access to the Solent is within just a few minutes drive. The Georgian market town of Lymington has a famous Saturday market and there is a ferry service to Yarmouth, Isle of Wight. The village of Brockenhurst lies approximately 4 miles north and benefits from a mainline station with direct access to London Waterloo and an extensive range of local shops, restaurants, a primary school, a popular tertiary college and the renowned Brockenhurst Golf Club.


LYMINGTON SATURDAY MARKET


LYMINGTON QUAY

Additional Information

Tenure: Freehold

Council Tax: Band C

EPC: C Current: 70 Potential: 88

Property Construction: Standard Construction

Utilities: Mains electricity, water & drainage

Heating: Gas central heating

Broadband: Ultrafast broadband available with download speeds of 10000mbps. (Ofcom)

Parking: Garage & street parking

Agents Note: The property has been a succesful long term rental and as such requires some updating. A free interior design service is offered on the sale of this property with all trade discounts passed to the new owners - please discuss this with the agents.

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 fitments, 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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