

1 Buckland Court

Lower Buckland Road, Lymington, SO41 9ER

SPENCERS
COASTAL







A conveniently located and well presented three bedroom semi detached property with a private garden and garage in a block.

The Property

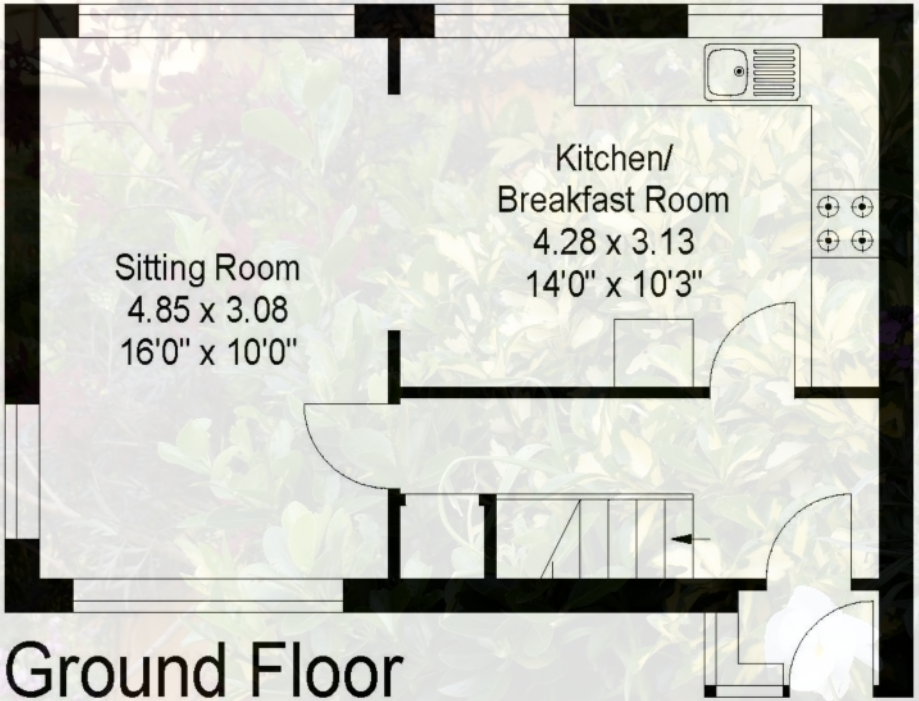
An outer porch way leads to an inner porch with space for coats, boots and brollies. Access via the hallway to a wonderfully spacious dual aspect living/dining room with large windows and a view facing south. The room offers open plan living flowing through to the modern kitchen/breakfast room. The kitchen is fitted with high gloss cream fitted cupboard units, plumbing for washing machine, electric oven, extractor and space for a dishwasher and fridge/freezer. There is a useful breakfast bar which is ideal for casual dining and entertaining. An under stairs cupboard provides excellent storage space.

£390,000

3 1 1

FLOOR PLAN

Approximate
Gross Internal Floor Area
Total: 73sq.m. or 786sq.ft.



Ground Floor



First Floor

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FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE

Garage in separate block

522cm x 236cm





The property offers a wealth of natural light and good open plan living accommodation.

The Property Continued . . .

Stairs rise to the first floor landing with doors leading to all three bedrooms. The main double bedroom is light and spacious with a pleasant dual aspect view to the front and rear. There are two further bedrooms and a modern family bathroom with shower over.

Directions

From our office in the High Street, turn left and take the first left turning into New Street (between Boots and Costa) at the end of this road turn left and immediately right into Lower Buckland Road. Take the second turning on the right where a sign indicates it leads to Clinton Road. The property can be found a short distance along on the right hand side.





Situation

Situated within walking distance of the beautiful market town of Lymington, with its cosmopolitan shopping and picturesque harbour within easy reach. Lymington has a number of independent shops including some designer boutiques and is surrounded by the outstanding natural beauty of the New Forest National Park. 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 branch line train link to Brockenhurst railway station (5.5 mile s) which offers a half hourly service to London Waterloo with a journey time of approximately 90 minutes.

Services

Energy Performance Rating: D Current: 58 Potential:78

Council Tax Band: C

All main services connected

The property also has Hive smart heating installed.

Leasehold 999 years, 944 years left

Insurance Approximately £395.00 (annually)

Maintenance Approximately £251.00 (annually)











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

Grounds & Gardens

The property enjoys a private and secluded garden to the front of the property that is fully fenced with a pedestrian gate. The garden is laid mainly to lawn with a colourful raised bed and mature evergreen tree on the boundary. There is a path leading to the steps to the front door. There is a garage in a block a short walk from the property and ample private communal parking located by the garage.

Important Information

Spencers of The New Forest 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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