

10 Rowans Park *Lymington, SO41 9GD*

SPENCERS







A spacious three bedroom mid-terraced home in need of some updating, within walking distance of Waitrose and the top of the high street. The property offers ample accommodation with a lovely leafy outlook at the front and back.

The Property

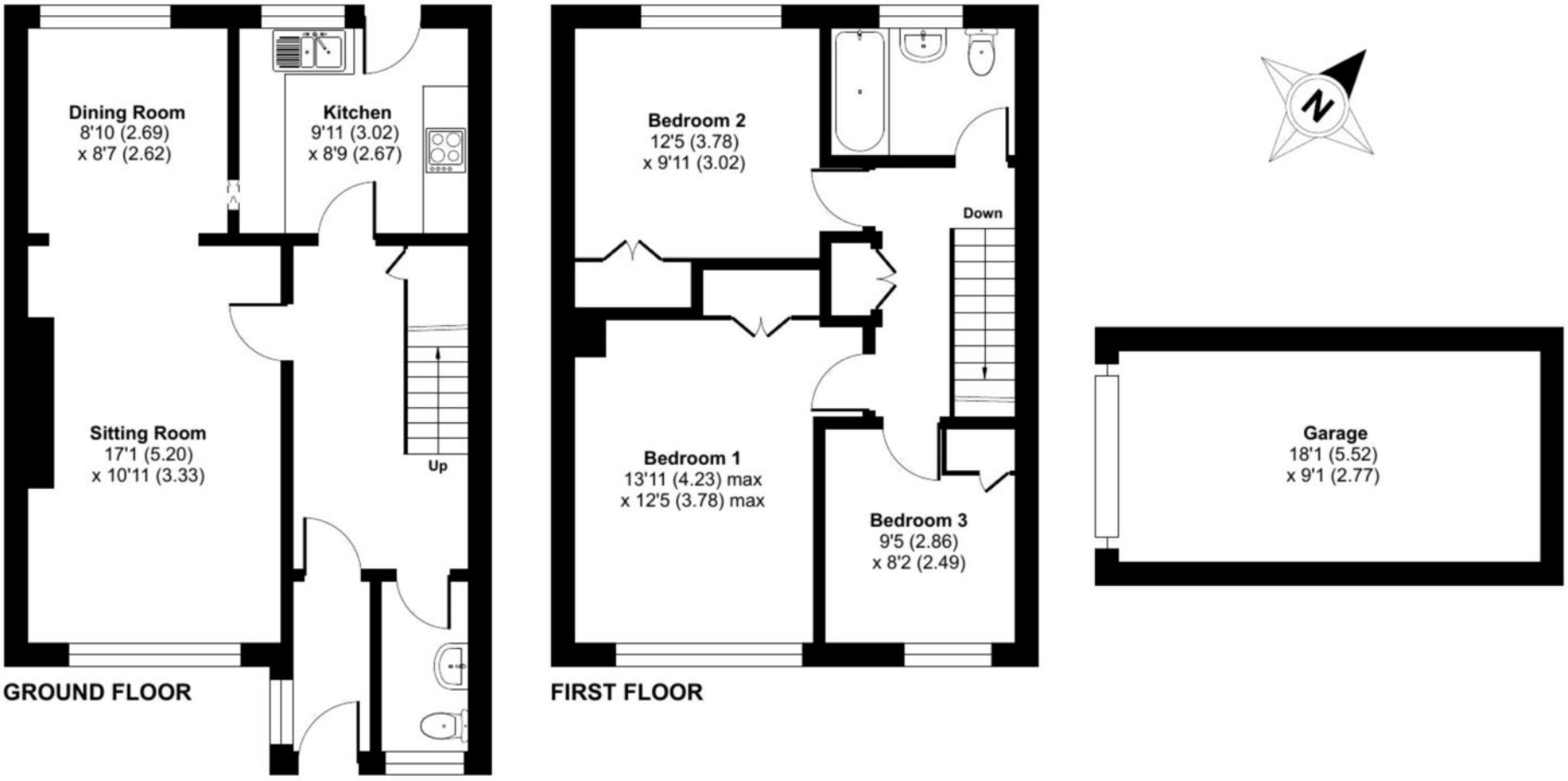
Entrance porch opens into the wide and spacious hall with stairs to the first floor and a large ground floor cloakroom. Fitted cupboards houses the immersion tank and boiler. The hallway nicely flows through to the bright living room which has a front aspect view, feature fireplace and an open plan dining area. The kitchen is original and is in need of updating. There is a hatch through to the dining room as well as a door to the rear garden

£370,000

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10 Rowans Park, Lymington, SO41 9GD

Approximate Area = 1034 sq ft / 96 sq m
Garage = 165 sq ft / 15.3 sq m
Total = 1199 sq ft / 111.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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There are well maintained communal gardens and a garage in a block close by.

The Property continued . . .

The first floor landing is of notable size and leads to all bedroom accommodation. The main bedroom is a particularly good size double room with built-in wardrobe and front aspect views. Bedroom two is also a good sized double with built-in wardrobe with leafy views. Bedroom three is a double and all three bedrooms make use of the generous sized family bathroom . The property would benefit from some cosmetic updating throughout and offers spacious accommodation in an excellent position.

Directions

From the office drive to the top of the High street and bear left at the one way system, turn immediately right into Highfield and then first left into Rowans Park where the property can be found towards the end of the row of houses on the right hand side.





Grounds & Gardens

There is an open plan front garden with a lawned area with path and steps leading to the front door. The walled rear garden has been designed to be of low maintenance with a sunny paved patio area. A single garage with up and over door is in the nearby block as well as ample visitor parking.

Situation

Rowans Park is a small leafy development with mature tree lined roads. There are landscaped, well maintained communal gardens surrounding the houses and over which this house has attractive views from its sitting room and master bedroom. The house is superbly positioned for the facilities of Lymington including the vibrant Georgian high street which caters for most daily requirements and just around the corner is a Waitrose supermarket. Lymington is well regarded as a centre for sailing and the New Forest is on the doorstep with glorious country walks.





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

Additional Information

Tenure: Freehold

Council Tax: Band D

EPC: D Current: 65 Potential: 73

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 and street parking

Restrictive Covenants: No trade, business or manufacture allowed.

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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