

22 BANKVIEW  
LYMINGTON, SO41 8YG





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This fantastic two double bedroom end of terrace house has been beautifully refurbished and finished to an extremely high standard throughout with features including a modern open planned kitchen, a luxury shower room, a private and secluded garden and parking.

- Entrance Hall •Walk In Storage Cupboard •Sitting Room •Kitchen/Dining Room
- First Floor Landing •Shower Room •Two Double Bedrooms
- Private & Secluded Garden •Parking



£289,950

## The Property

Entrance hall with laminate style flooring which runs through the entirety of the ground floor, modern consumer unit and a glass panel door leads through to the sitting room.

Walk in storage cupboard with useful coat hooks and shelving for storage.

The sitting room has stairs to first floor landing, UPVC window to the front, TV aerial point, space for L shaped sofa and opens through to the kitchen/dining room.

The kitchen/dining room has ample space for a four to six seater table and chairs, has modern grey gloss wall and base units with a contrasting quartz effect worktop and built in appliances include a fridge freezer, microwave, oven, four burner induction hob with extractor fan over, washer dryer, dishwasher, sink with mixer tap over and drainer, UPVC window with views over the garden, recess ceiling spotlights and double casement doors leading out to the patio and rear garden.

On the first floor landing is a hatch to roof space and an airing cupboard housing the pressured hot water cylinder.

The main shower room has a large double walk in shower with chrome thermostatic shower attachment, part tiled walls, wall mounted mirror with built in light, UPVC window, extractor fan, WC with hidden cistern, wash hand basin with mixer tap over and storage beneath and tiled flooring.

Bedroom two is currently set up as a double bedroom with space for double bed, wardrobes and enjoys an outlook over the rear garden.

The master bedroom is situated at the front of the property with space for double bed, bedside cabinets, has two UPVC windows and an open fronted wardrobe.

The property was refurbished approximately two years ago which included the kitchen, bathroom, electrical consumer unit and pressurised hot water cylinder.





## Gardens & Grounds

To the front of the property the garden has been hard landscaped for ease of maintenance and enjoys an outlook over the communal grounds.

To the rear of the property is a private and secluded garden with a generous patio area with the rest of the garden laid to lawn with high level fencing making it extremely private and secluded and a storage shed.

## Services

Mains gas, electric, drainage and water

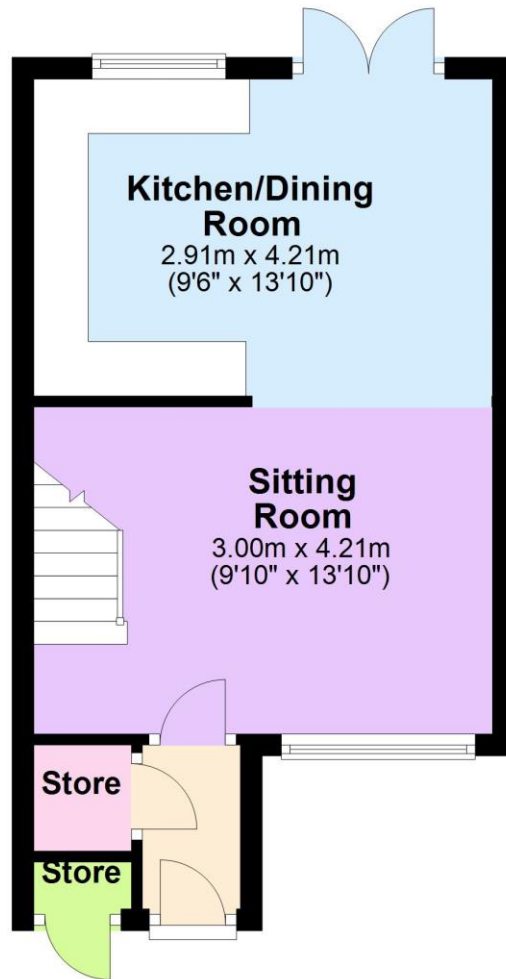
Council Tax Band C

Energy Performance Rating Current 59D Potential 88B



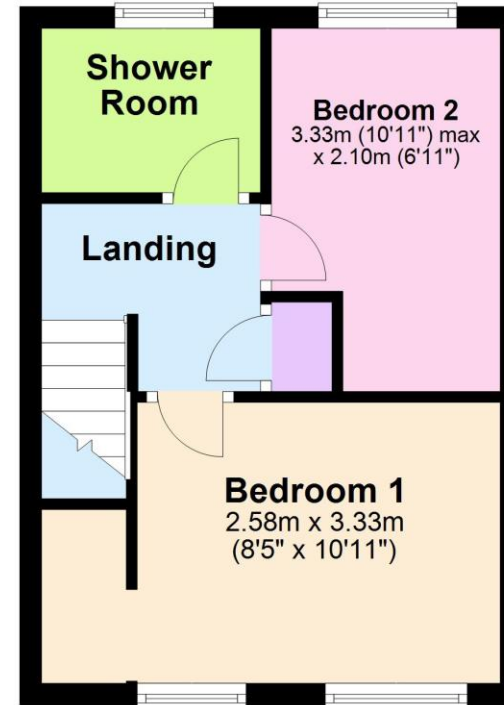
## Ground Floor

Approx. 28.3 sq. metres (305.1 sq. feet)



## First Floor

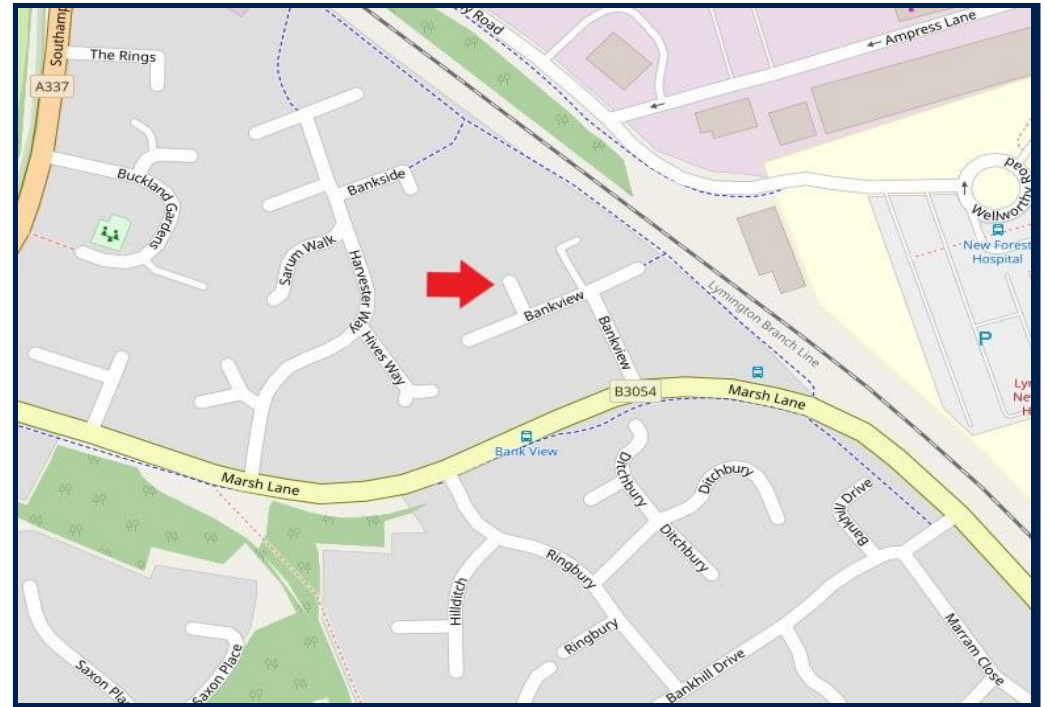
Approx. 25.3 sq. metres (272.3 sq. feet)



**Total area: approx. 53.6 sq. metres (577.4 sq. feet)**

'Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.'

Plan produced using PlanUp.

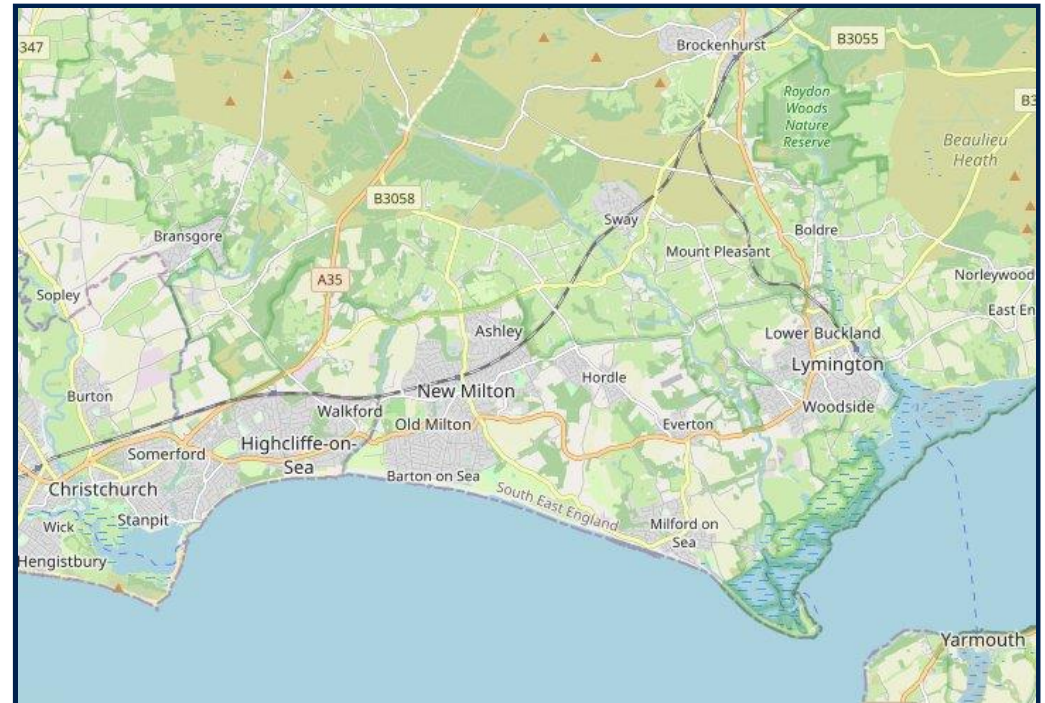


## Situation

The property is situated in the very popular Georgian town of Lymington which has its Saturday market and attractive harbour. The New Forest National Park is also within easy reach.

## Directions

From Mitchells turn right at the traffic lights and proceed along Station Road. At the roundabout turn left onto Lymington Road. Continue across the next roundabout and stay on this road for approximately 5 miles. Upon reaching the Pennington roundabout take the second turning left into Stanford Hill. At the crossroads continue straight across. At the next roundabout take the second exit into Marsh Lane, second left into Bankview where the property will be found after a short distance on the left hand side.





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