



*2 Cowley Road, Lymington, SO41 9JQ*

£375,000

**Mitchells**  
1963 — TODAY



*2 Cowley Road  
Lymington  
Hampshire  
SO41 9JQ*

**\*Renovation/redevelopment opportunity\***

A two bedroom detached bungalow situated in a sought after residential development and set on a private plot backing onto woodland. The property has suffered significant structural damage and offers an excellent opportunity for redevelopment.

- Porch
- Sitting/Dining Room
- Hall
- Kitchen
- Conservatory
- Two Bedrooms
- Bathroom
- Garage
- Off Road Parking
- Private Gardens



## The Property

Entrance porch with UPVC double glazed front door.

Double aspect sitting/dining room with feature timber fire surround with a stone backing and hearth and an inset living flame gas fire.

Kitchen fitted with a range of wall and base units with a timber effect worktop and an inset sink unit with mixer tap over, integrated double electric oven, four burner gas hob and extractor, space for washing machine and fridge, a double aspect, UPVC double glazed door to outside, part tiled walls, under cupboard lighting and an outlook to the front.

Conservatory with low level cavity brick walls, UPVC double glazed windows, a pitched polycarbonate roof, a lovely outlook over the rear garden and casement doors onto the decking.

Two bedrooms both with built in storage.

Fully tiled bathroom comprising a panel bath, wash basin, WC, corner shower cubicle and timber effect flooring.





## *Gardens & Grounds*

The property sits on a lovely mature plot with the front garden laid mainly to lawn with timber gates providing access to a shingle driveway that extends along the side of the property and leads to the single garage.

Adjoining the rear of the property is an area of raised timber decking with steps down to a good sized area of lawn with mature hedges and shrubs and a lovely wooded backdrop providing a good degree of privacy.

## *Services*

- Mains gas, electric, drainage and water
- Council Tax Band D
- Energy Performance Rating E

# Floor Plan

Approx. 72.5 sq. metres (780.3 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.

**2 Cowley Road, Pennington, Lymington**

## Situation

The property is situated in the village of Pennington which is on the outskirts of the very popular Georgian town of Lymington. Lymington is well known for its Saturday market and attractive harbour and has the open forest of The New Forest National Park within easy reach.

## Directions

From Mitchells proceed across the traffic lights into Ashley Road. Continue along this road for approximately four miles and upon reaching the junction with Southampton Road, turn right. At the mini roundabout turn right into Alexander Road. After approximately half a mile at the T junction turn into Cowley Road where the property will be seen immediately on the right hand side.





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