



*41 Rodbourne Close, Everton, SO41 0LW*

£310,000

**Mitchells**  
1963 — TODAY



*41 Rodbourne Close  
Everton  
Lymington  
Hampshire  
SO41 0LW*

A mid-terraced two bedroom bungalow occupying a great position on a popular development in the sought after village of Everton. The property is offered with no forward chain and other features include walking distance of the fantastic Everton Stores, excellent frontage, a private and westerly facing garden to the rear and a garage in a nearby block.

- Porch
- Sitting/Dining Room
- Kitchen
- Inner Hall
- Two Bedrooms
- Bathroom
- Private Gardens
- Garage



## The Property

Entrance porch with UPVC double glazed front door.

Sitting/dining room with a feature UPVC double glazed window giving a lovely outlook over the front aspect.

Kitchen fitted with a range of wall and base units with a contrasting worktop and an inset sink unit, Potterton gas fired boiler, space for tall fridge freezer, washing machine and cooker, timber effect flooring, wall tiling, airing cupboard housing the hot water cylinder, a UPVC double glazed door to outside and a private outlook over the rear garden.

Inner hall with trap to the roof space.

Two bedrooms including a good sized main bedroom.

Bathroom comprising a panel bath with a mixer tap and shower attachment over, wash basin, WC, part tiled walls and extractor fan.

No forward chain.





## *Gardens & Grounds*

The property sits on a good sized plot for this type of property with a particularly large frontage providing a good degree of privacy and is laid predominantly to lawn.

Adjoining the rear of the property is an area of textured paved patio with a small area of lawn, mature hedging provides a good degree of privacy, a timber gates provides rear access, timber garden shed and all enjoying a sunny westerly aspect.

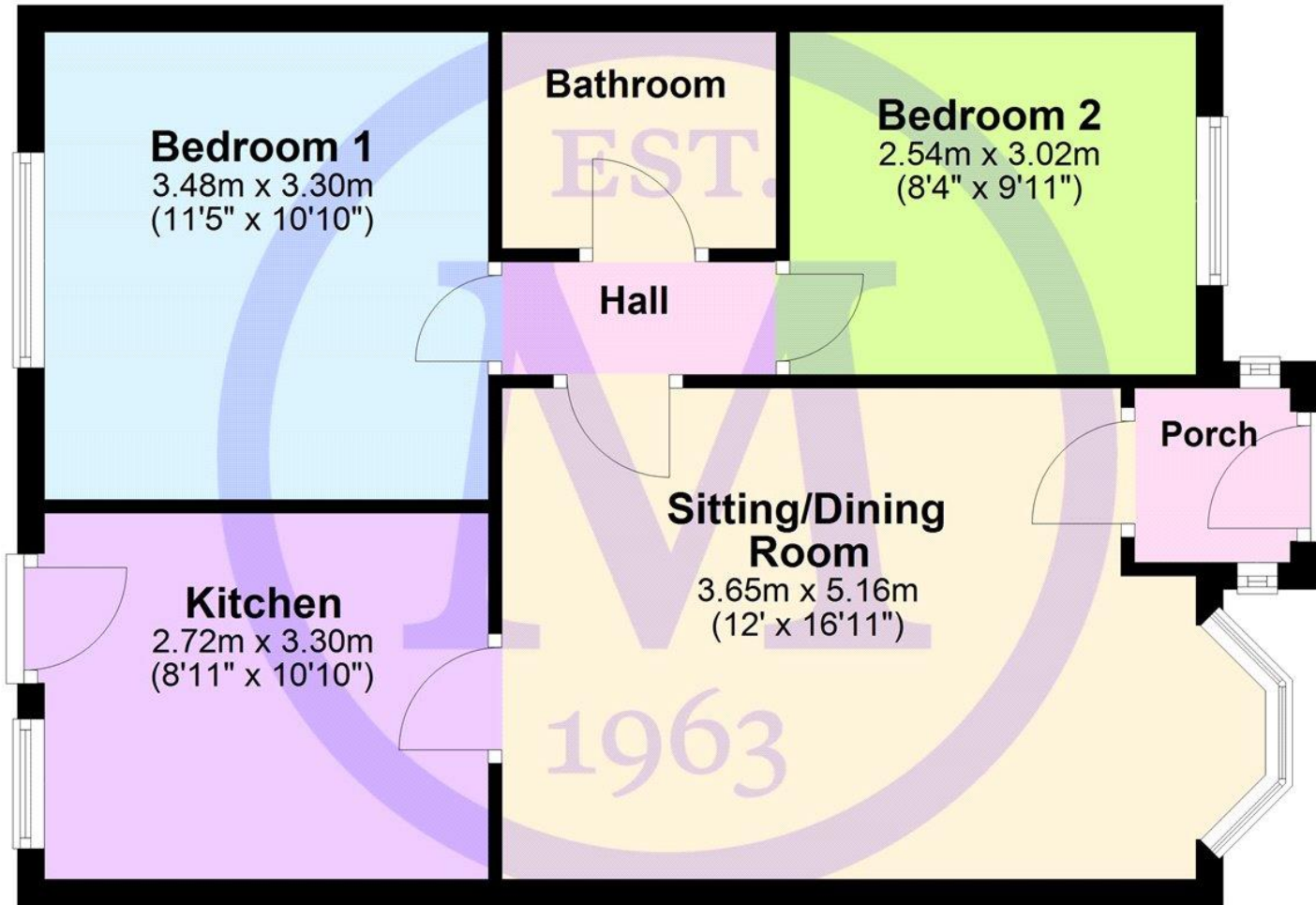


## *Services*

- Mains gas, electric, drainage and water
- Council Tax Band C
- Energy Performance Rating To be confirmed

# Floor Plan

Approx. 54.9 sq. metres (591.4 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.

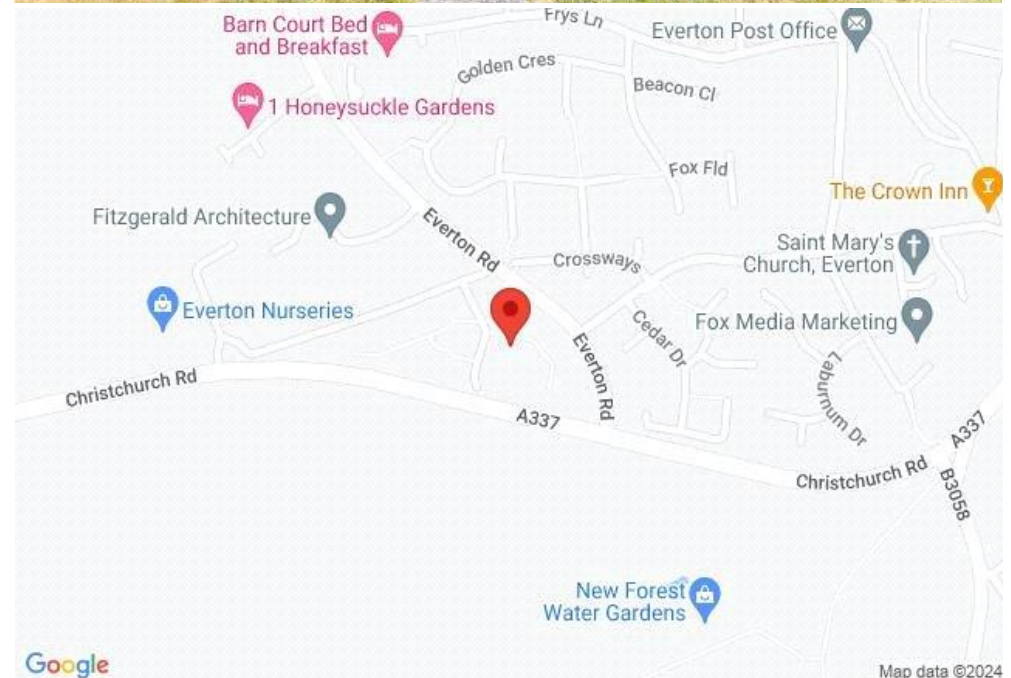
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## Situation

Everton is a small village well situated mid-way between the Georgian town of Lymington and the bustling town of New Milton. It benefits from a village pub, village store and recreation ground. With the mainline railway station at New Milton, the attractive town quay at Lymington, good quality eateries including the Royal Oak at nearby Downton, the open forest of the New Forest National Park and Milford On Sea cliff top and beach Everton is a great choice for your new home.

## Directions

From Mitchells turn right at the traffic lights and proceed along Station Road. Upon reaching the roundabout turn left onto Lymington Road. Continue across at the next roundabout and after approximately four miles turn left into Old Christchurch Road. Take the first left into Farmers Walk and left again into Rodbourne Close where the property will be found on the left hand side.





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