



1 Buckland Court, Lymington, SO41 9ER

Offers In Excess Of £425,000

Mitchells
1963 — TODAY



*1 Buckland Court
Lower Buckland Road
Lymington
Hampshire
SO41 9ER*

A superbly presented three bedroom semi-detached family house, modernised and refurbished throughout and within walking distance of the excellent town centre and the beautiful Lymington quay. Other features of the property include a good sized kitchen/breakfast room, a double aspect sitting/dining room, a modern bathroom, private gardens and a garage.

- Entrance Hall
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Landing
- Three Bedrooms
- Bathroom
- Garage
- Communal Parking
- Private Gardens
- 944 Years Remaining On Lease
- Maintenance: £401 pa
- Insurance: £413 pa



The Property

Entrance hall with stairs to the first floor, a UPVC double glazed front door and an understairs boiler cupboard housing a wall mounted Worcester gas fired boiler.

Good sized sitting/dining room benefitting from a triple aspect.

Modern kitchen/breakfast room fitted with a range of cream wall and base units with soft closing drawers and doors and a contrasting timber effect worktop and breakfast bar, space for a cooker, washing machine, dishwasher and tall fridge freezer, attractive timber effect flooring and wall tiling.

First floor landing.

Three bedrooms with the large master bedroom benefitting from a double aspect.

Fully tiled bathroom fitted with a modern white suite comprising a panel bath with a mixer tap and shower attachment over and glass shower screen, wash basin with storage beneath, WC, timber effect flooring, extractor fan and a chrome ladder style heated towel rail.





Gardens & Grounds

The property benefits from a good sized a private garden laid mainly to lawn with flower and shrub borders and close boarded timber fencing.

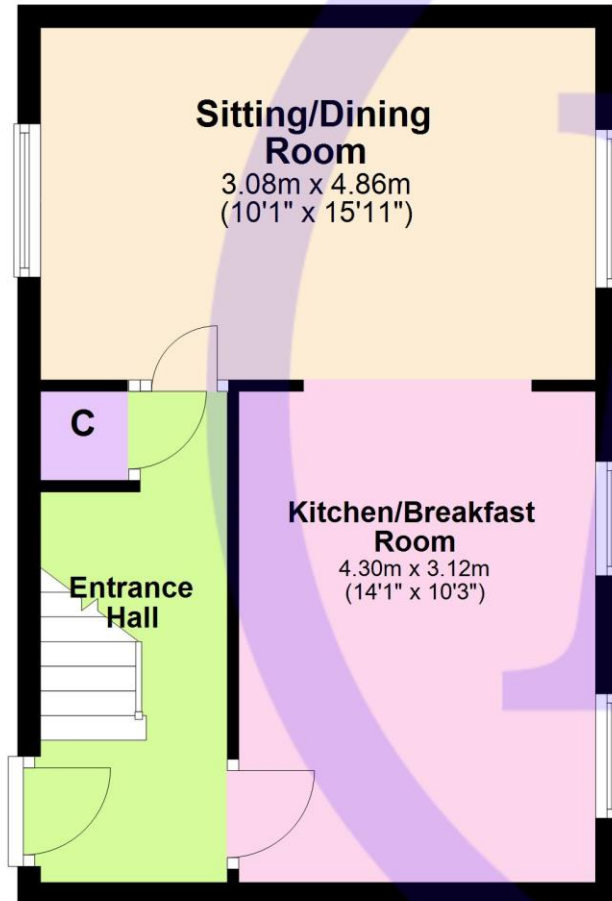
There is a garage to the rear and further areas of communal parking.

Services

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

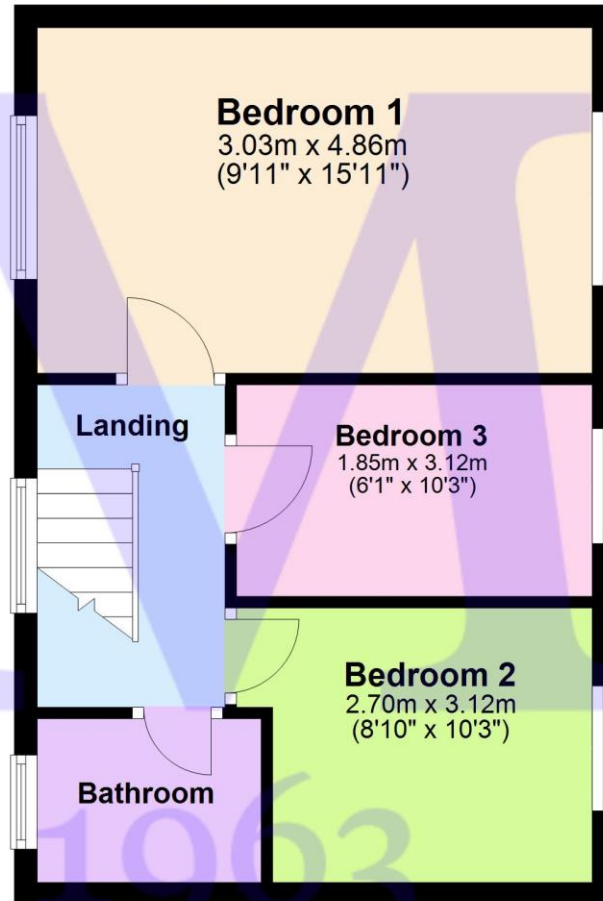
Ground Floor

Approx. 36.4 sq. metres (391.5 sq. feet)



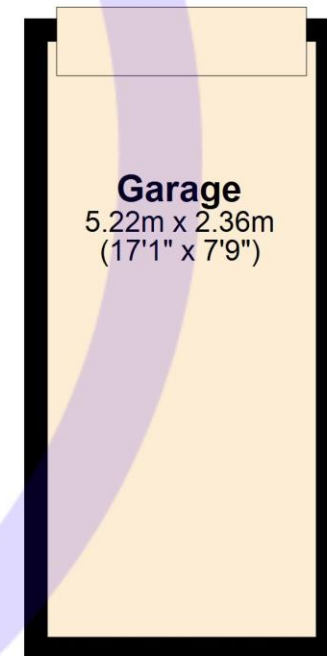
First Floor

Approx. 36.3 sq. metres (391.0 sq. feet)



Garage

Approx. 12.3 sq. metres (132.5 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.

1 Buckland Court, Lower Buckland Road, Lymington



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 for approximately 6 miles and upon reaching the first roundabout, take the second exit towards Lymington town centre. Continue to the traffic lights and turn right onto Avenue Road. After approximately 1/4 of a mile turn left into Lower Buckland Road where the property will be found on the right hand side.





Mitchells.uk.com
info@mitchells.uk.com
01425 616411

Centenary Buildings
8-10 Old Milton Road
New Milton
Hampshire
BH25 6DT

Mitchells
1963 — TODAY

