

**Delightful 2-Bedroom Detached Bungalow close to amenities**

Tenure: Freehold

Approx 85 sq meters (914 sq ft)

24 Lyster Road,  
Fordingbridge. SP6 1QY

**Price £350,000**

- Entrance Porch & Hall
- Lounge with Wood Burning Stove
- Kitchen leading to Conservatory
- 2 Double Bedrooms
- 2nd Conservatory/Occasional Bedroom
- Bathroom & Separate Cloakroom
- Delightful Private Garden
- Gas Central Heating
- PVCu Double-Glazing
- Brick Driveway for 2 Cars
- Detached Garage
- Near to Amenities & New Forest Walks

Detached 2-Bedroom Bungalow in delightful cul-de-sac location within easy reach of Fordingbridge Town Centre. The property has an interesting layout and features include 2 conservatory's, sky light windows and a delightful private garden. The bungalow has a block driveway providing good 'off-road' parking and a detached garage. Set opposite an area of green space, the bungalow enjoys a sunny aspect and internal viewing is highly recommended.

**Accommodation and approximate room sizes:**

- **Enclosed Porch:** PVCu construction with self cleaning glass roof. Door to garden.
- **Hall:** Hatch to insulated & boarded roof space with ladder fitted. Deep storage cupboard.
- **Lounge:** Feature wood burning stove. Custom made window shutters.
- **Kitchen:** Range of floor and wall cupboards. Cooker point with extractor fan above. Plumbing for washing machine. Sky light roof window. Opening to;
- **Conservatory:** Tiled floor. Double doors to garden.
- **Bedroom 1:** Overlooking rear garden. Sky light window.
- **Bedroom 2:** Modern corner shower cubicle with thermostatic shower fitted. Door to:
- **Conservatory/Occasional Bedroom:** Modern PVCu construction with self cleaning glass roof. Double doors to front garden.
- **Bathroom:** Free standing slipper bath. Vanity wash basin.
- **Cloakroom:** Wash basin & WC.
- **Gas Central Heating** (system untested)
- **PVCu Double-Glazing**
- **Rear Garden:** Mainly laid to lawn with shrub borders & patio area to the rear of the bungalow. Garden shed.
- **Garage:** Double doors to front & rear elevation. Electric point.
- **Brick driveway** providing 'off road' parking for 2 cars
- **Council Tax Band 'C'**
- **Energy Rating 'D'**



**IMPORTANT NOTE:** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W04763

