



24B Pound Road  
Pennington

£1,200 PCM

A well presented two bedroom semi detached property located off a quiet side road on Pound Road Pennington. The property enjoys allocated parking space for one car and reasonably sized garden. The property is within walking distance of amenities. Holding Fee: £276 Security Deposit: £1384 Council Tax Band: C



- Allocated Parking Space • Well Presented • Garden

On entering the property the entrance porch leads through into the kitchen diner. The kitchen is well equipped with work and cupboard space, integrated dishwasher, washing machine and fridge freezer. There is also an oven and hob. There is space for a dining table within the kitchen.

From the kitchen is the living room which is of a reasonable size enjoy patio doors to the rear garden. Stairs leading from this room to the first floor.

Upstairs there are two bedrooms. The master overlooks the front and the second single bedroom overlooks the back. There is a modern family bathroom with toilet, hand basin and bath with shower hose.

In order to secure this property, you will need to pay to Spencers a one week holding fee of £276.

The property's construction is brick and tile.

The property has mains gas central heating, an electricity supply, mains water and mains drainage.

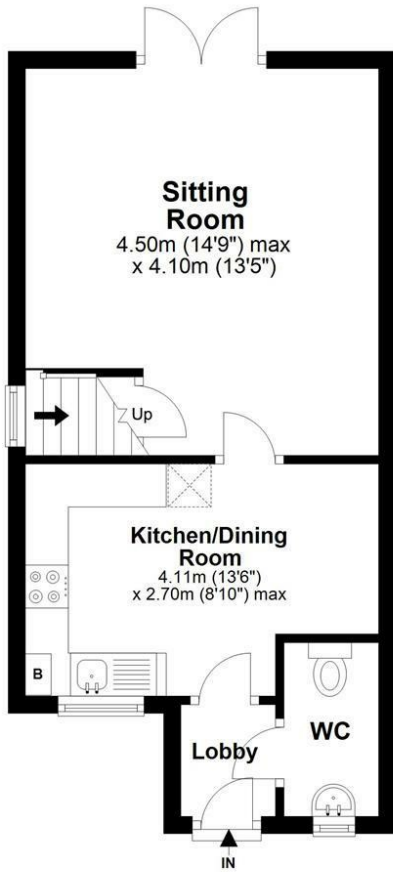
The broadband and mobile availability can be checked via the Ofcom's "broadband and mobile coverage checker" on their website.

#### ADDITIONAL INFORMATION

Council tax band: C Furnishing Type: Unfurnished Security Deposit: £1,384 Available From: 23rd August 2024



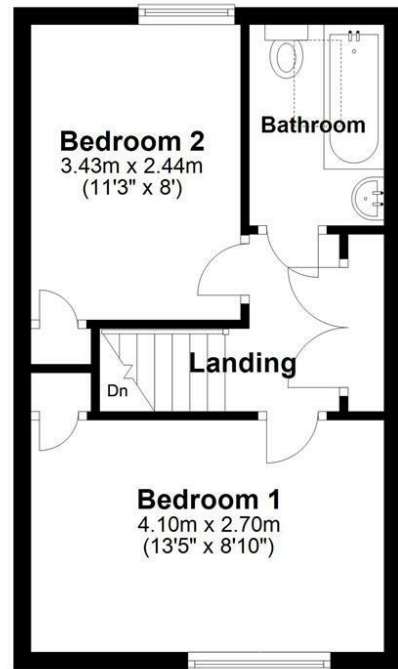
### Ground Floor



### Floor Plan



### First Floor



Approx Gross Internal Area  
63.0 sqm / 677.6 sqft

Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch Plan produced using PlanUp.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive	



# SPENCERS

LETTINGS

## ABOUT US

Spencers' Lettings office offers a dedicated, specialist Lettings service with every aspect managed in-house, from maintenance to property inspections. The team undergo regular training to keep on top of continually changing legislation and are frequently praised by landlords and tenants for their friendly professionalism, thoroughness and reliability. The office works closely with Spencers' estate agency offices and broadly covers the New Forest area including Lymington and Lyndhurst, Beaulieu, Brockenhurst, Burley and the Christchurch bay area including Highcliffe, Barton on Sea and Christchurch. We care passionately about doing a great job.

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