



SPENCERS

LETTINGS



98 Samber Close  
Lymington

£1,550 PCM

Immaculately presented 3 bedroom mid terraced house on the edge of Lymington.



• Beautifully Presented • Open Plan Kitchen / Diner • Garage • Private enclosed rear garden • Sorry No Pets

Small entrance hall leads through to a light and spacious living room.

The staircase has been opened up with glass sides to allow more light into the living room and, kitchen dining room, giving a contemporary open plan feel.

The kitchen is well laid out with plenty of floor and wall units, plumbing for a washing machine is fitted. The kitchen has a electric oven and ceramic hob.

Upstairs are 3 bedrooms, two doubles both with fitted wardrobes and one single bedroom and a family bathroom with bath and shower above, wash hand basin and WC

Outside the garden is has a terraced area and small lawn for easy maintenance.

The property comes with a garage in a block close by

To secure the property you will be required to pay a holding fee of £357.00. The security deposit would be £1788.00 In order to pass referencing you will require a household income in excess of £46,500.

The property's construction is brick and tile.

The broadband and mobile availability can be checked via the

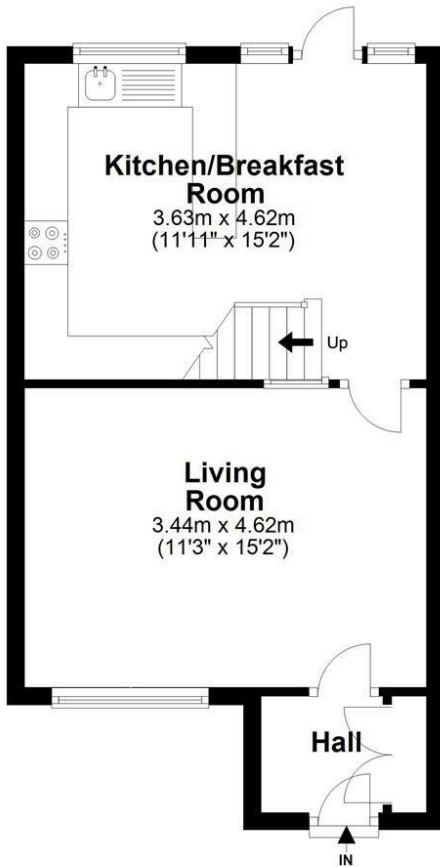
Ofcom's "broadband and mobile coverage checker" on their website.

#### ADDITIONAL INFORMATION

Council tax band: C Furnishing Type: Unfurnished Security Deposit: £1,788 Available From: 24th September 2024



### Ground Floor



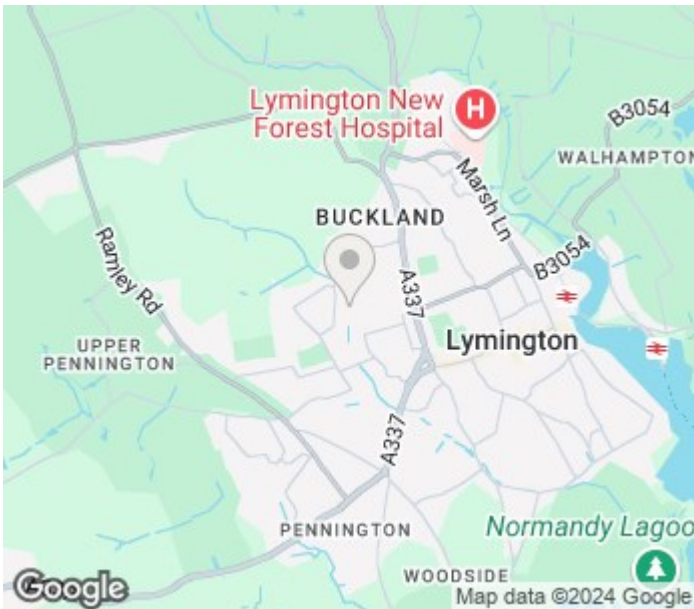
### Floor Plan

### First Floor



**Approx Gross Internal Area**  
67.8 sqm / 730.0 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>		
(81-91) <b>B</b>		<b>88</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	



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## 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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