



The Old Pump House Bucklers Hard Brockenhurst

£2,250 PCM

A charming detached two bedroom property located on quiet lane moments from Bucklers Hard River. It enjoys a large garden with a stunning backdrop, off road parking and detached garage. This property is available long and would make a perfect family home. Holding deposit: £519 Security Deposit: £2596 Council tax band: F



- Beautiful Location • Quiet • Detached Garage • Driveway • Close to Bucklers Hard • Long Term

On entering the property the front door leads into the spacious hallway leading to all principal rooms. There is a large open plan kitchen and living room overlooking the beautiful rear garden. The space is light and airy with triple aspect. The kitchen benefits from plenty of work and cupboard space with washing machine, fridge freezer and dishwasher.

There are two bedrooms with wardrobes, one is a double and the other a single. The double bedroom benefits from an ensuite shower and hand basin.

There is a separate family bathroom with walk in shower, basin and toilet. There is a further toilet located off the hallway. Upstairs is handy loft space/ study.

The garden is mostly laid to lawn with mature borders. There is a gravel driveway for a couple of cars and a detached garage.

This property is available long term.

The property's construction is brick and tile.

The property has mains night storage heating, an electricity supply, mains water and a septic tank.

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

To pass referencing you will need to prove an annual income of £75,000.

ADDITIONAL INFORMATION

Council tax band: F Furnishing Type: Unfurnished Security Deposit: £2,596 Available From: 29th April 2025



Floor Plan

Ground Floor

Approx Gross Internal Area
101.9 sqm / 1097.3 sqft

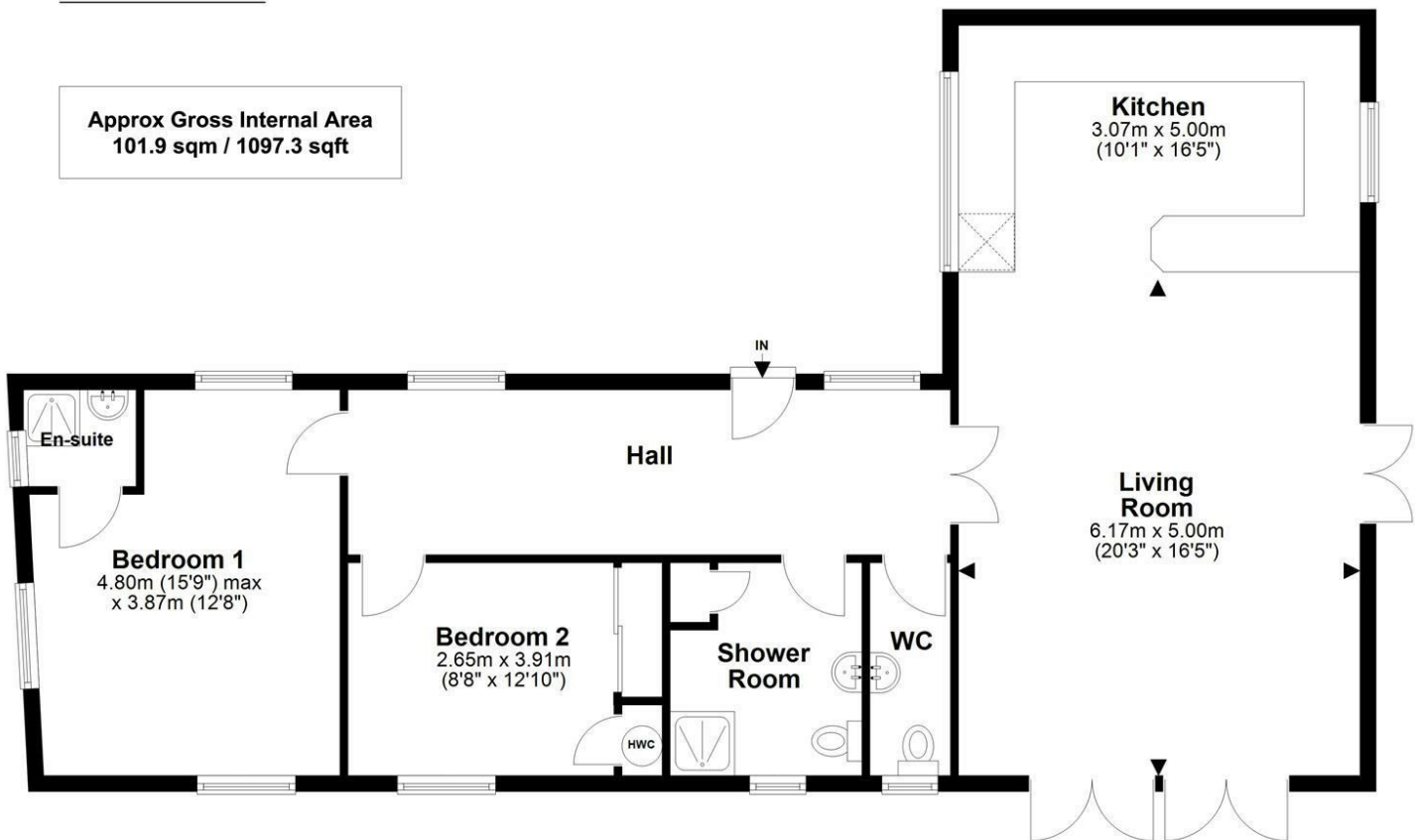



Illustration for identification purposes only; measurements are approximate, not to scale. www.fpusketch.co.uk
Plan produced using PlanUp.



Energy Efficiency Rating

| | Current | Potential |
|---|--------------|---|
| Very energy efficient - lower running costs | | 99 |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive |  |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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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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