



## 44 Bankview Lymington

£1,200 PCM

A two bedroom terraced house with garden and parking located close to Lymington Town Centre, Quay and Train Station with links to Brockenhurst mainline station. Holding deposit: £276 Security deposit: £1384 Council tax band: C. To rent this property you must be able to prove an annual income of £36,000.





• Garden • Popular Location • Long term • Communal carpark • Shed

On entering the property the front door leads into the living/ dining room. The living/ dining room is of a good size and benefits from dual aspect creating a great sense of light and space, there are patio doors off the dining room opening to the private rear garden. The kitchen offers plenty of work space and benefits from oven with hob. Upstairs there are two double bedrooms and family bathroom with shower over the bath. Outside there is a courtyard garden with shed and communal parking area.

The property's construction is brick and tile.

The property has an electric heating, 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

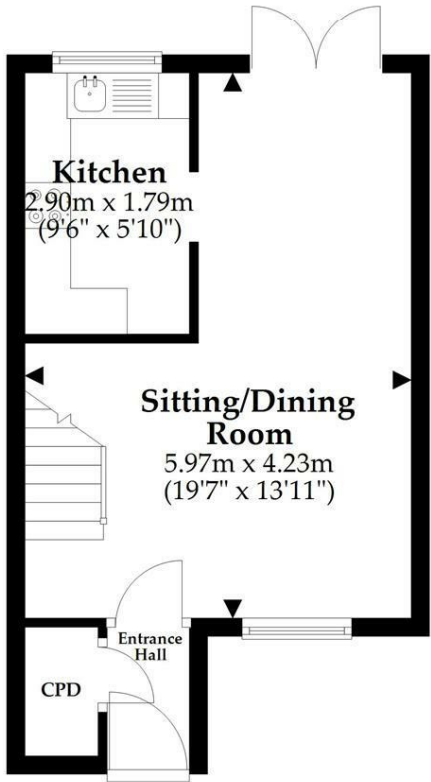
Council tax band: C Furnishing Type: Unfurnished Security Deposit: £1,384 Available From: 19th December 2025





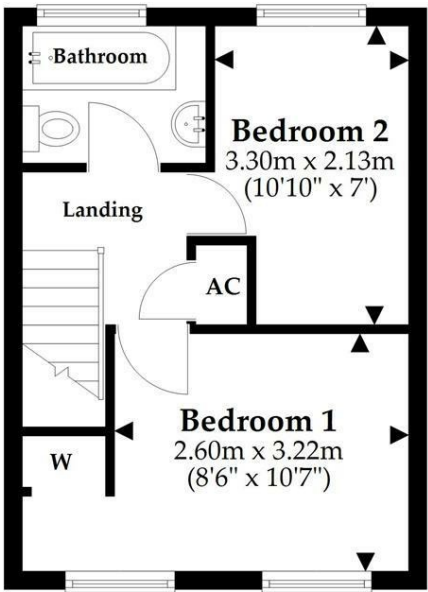
## Ground Floor

Approx. 28.1 sq. metres (302.5 sq. feet)



## First Floor

Approx. 25.3 sq. metres (271.9 sq. feet)



Total area: approx. 53.4 sq. metres (574.4 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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>65</b>		
England & Wales	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, Romsey and Totton, Beaulieu, Ringwood, Brockenhurst, Burley and the Christchurch area including Highcliffe and Barton on Sea.



## CONTACT US

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