



16 Sarum Walk. Lymington

Hampshire, SO41 8YA

16 Sarum Walk

This well-located two-bedroom mid-terrace house is situated midway between Lymington High Street and Lymington Hospital. The property offers a practical layout and easy access to local amenities.

Features

Private patio garden

Two bedroom mid-terraced

UPVC windows

Bright conservatory opening onto the garden

Within easy reach of Lymington town centre

Family bathroom

Ideal for first time buyer

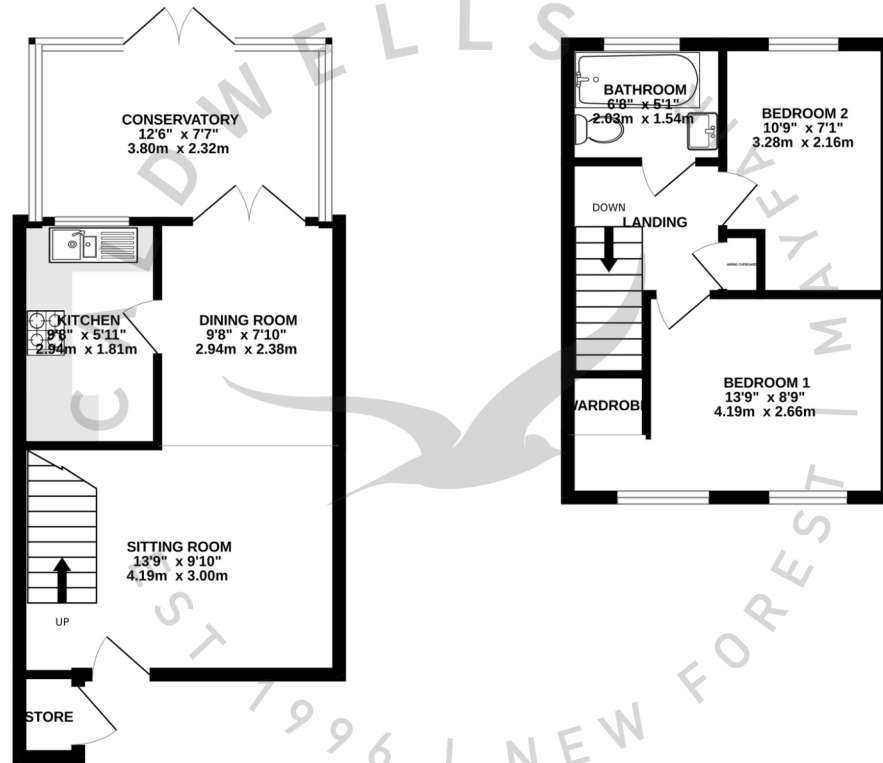
Sitting/dining room

Seperate Kitchen



GROUND FLOOR
372 sq.ft. (34.5 sq.m.) approx.

1ST FLOOR
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA: 640 sq.ft. (59.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure

Freehold

Directions

From our office in the High Street proceed down the High Street into Gosport Street proceed over the round about into Marsh Lane, Proceed along Marsh for aprox three quaters of a mile taking the second right turning onto Harvester Way, continue along a short distance and Sarum Walk will be found on your left.

Services

All mains services are connected.

Council Tax Band - C

EPC Rating C

Take a look around

The property benefits from an entrance porch with a cupboard housing area for the bins which also houses the Worcester gas boiler, which provides domestic hot water and central heating. The UPVC front door opens into the sitting room/dining area, which has stairs leading to the first floor and a door through to the kitchen. The fitted kitchen offers a range of floor and wall-mounted cupboards incorporating a stainless steel one-and-a-half bowl sink unit with mixer tap. There is space and plumbing for a washing machine, space for a fridge freezer, and room for either an electric or gas cooker. French doors open into the conservatory, which in turn has a further set of French doors leading into the rear garden. The garden is enclosed by fencing, features decking, and has a rear gate providing access to the parking area. On the first floor, there are two bedrooms and on the landing an airing cupboard. The main bedroom faces south and includes a shelved and coat-hanging area. Bedroom two overlooks the rear garden. The bathroom is fitted with a modern suite comprising a bath with chrome shower attachment, low-level WC, and vanity unit. There is also an access hatch to the roof space. This mid terrace house is conveniently located being mid-way between the Lymington High street and Lymington Hospital



Please note: Any appliances and/or services mentioned within these sales particulars do not imply they are in full and efficient working order. Any floor plans shown are not to scale and are for room identification purposes only. Caldwells for themselves and for the Vendor of this property whose agent they are, give notice that these particulars are intended as a guide and any intending purchaser must satisfy themselves, by inspection or otherwise as to the correctness of each of the statements contained within.

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Asking Price £275,000

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