



34 Marram Close, Lymington

— Hampshire, SO41 9FN —

34 Marram close

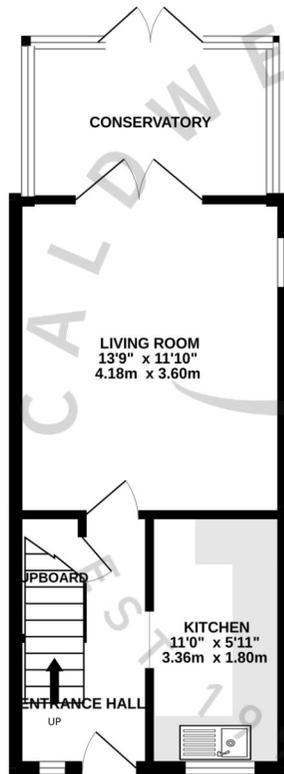
A well presented 2 bed semi detached house with larger than average garden with two parking spaces , carport and garden space for additional car or boat parking space . No onward chain . ,

Features

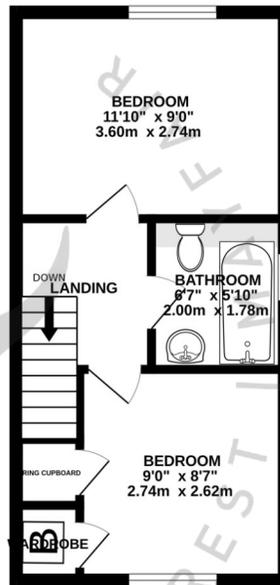
- Covered entrance porch
- Modern fitted kitchen with integrated oven and gas hob
- Sitting room with French doors to conservatory
- Bright conservatory opening onto the garden
- Two bedrooms, both with built-in storage
- Family bathroom
- Larger than average garden for the development
- Paved seating area ideal for outdoor dining
- Carport providing covered parking



GROUND FLOOR
266 sq.ft. (24.9 sq.m.) approx.



1ST FLOOR
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA: 538 sq.ft. (50.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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Take a look around

The property is accessed via a covered porch leading to the front door and hallway, which includes an under-stairs cupboard and a sliding door to the kitchen. The kitchen is fitted with modern wall and floor units with laminate worktops, a stainless-steel sink with drainer and mixer tap, gas hob, integrated oven, and space for a fridge/freezer. From the kitchen, a door leads to the sitting room with French doors opening into the conservatory. The conservatory provides additional living space and has further French doors to the garden. Stairs lead to the landing, providing access to: Bedroom One – Double bedroom overlooking the garden with built-in wardrobes. Bedroom Two – Single bedroom overlooking the front garden with built-in wardrobe and airing cupboard. The bathroom includes a panelled bath with mixer tap and shower attachment, pedestal wash basin, and low-level WC. There is also loft access via a hatch.

The property benefits from a rare double-width driveway partly covered by a carport, on one of the largest plots for this house type having a lovely westerly facing garden.

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, taking the third on the left hand side into Bank Hill drive, take the first turning left into Marram Close, where 34 will be found on the right.

Services

All mains services are connected.

Council Tax Band - C

Estimate: £1,792.

EPC Rating C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 £335,000

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