



GOSPORT STREET, OIRO £395,000, FREEHOLD, COUNCIL TAX BAND- C, EPC-D

This two/three bedroom semi-detached property is situated in the heart of the Georgian market town of Lymington, walking distance from the High Street and all the amenities it has to offer.



for every step...



The Approach:

Concrete steps, with wooden handrail, give access to the solid wooden front door which leads to the:

Entrance Hallway:

Stairs to first floor landing and accommodation, single door built-in cupboard, single radiator, under stairs storage cupboard, which leads to the:

Basement:

Very good additional storage with potential for cinema or small games room.

Sitting Room:

Double glazed window to the front, double radiator, brick roll edge work surface in part to walls with a range of base and drawer units below with further matching wall mounted units

over, space and plumbing for washing machine, 1+1/2 bowl stainless steel sink with drainer inset to the work surface with mono taps over, single radiator, space for upright fridge/ freezer, space with both gas and electric point for oven with tiled flooring throughout.

Stairs from the Entrance Hallway providing access to the:

First Floor Landing:

Smooth plastered ceiling with inset loft hatch, giving access to the roof space and storage area, single door built-in storage cupboard, doors off to all first floor accommodation including door to the:

Principal Bedroom:

Double glazed window to the front, double radiator, stripped wooden flooring.

Bedroom Two:

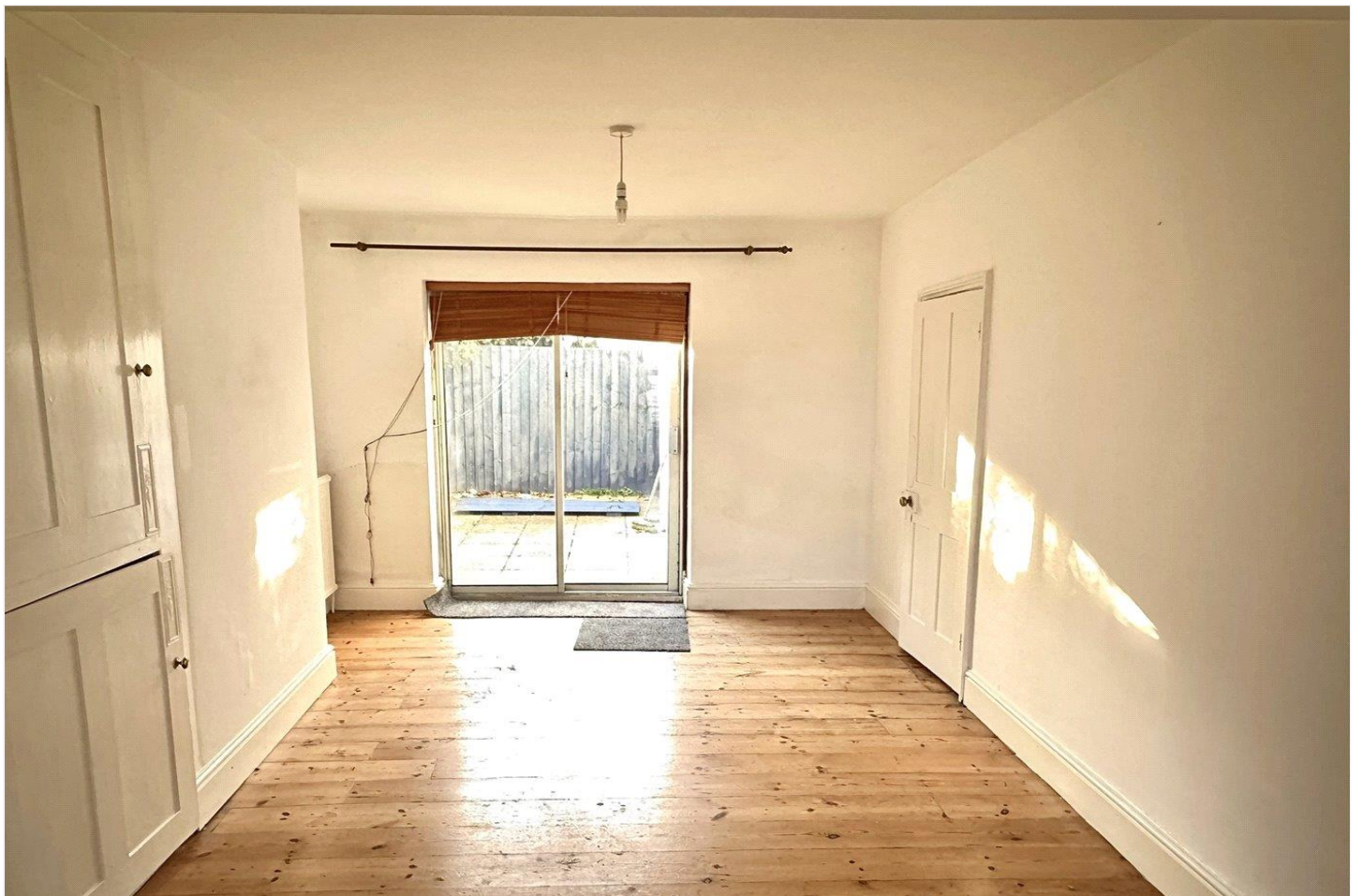
Double glazed window to the rear, double radiator.

Bathroom:

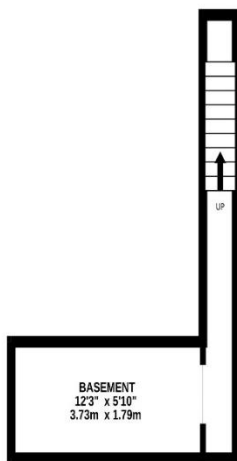
Obscure single glazed window to the side, low-level WC, pedestal wash hand basin and wooden panelled bath with mono taps and shower attachment over, single door built-in boiler cupboard housing the Worcester gas heating and hot water combination boiler, single radiator.

Outside:

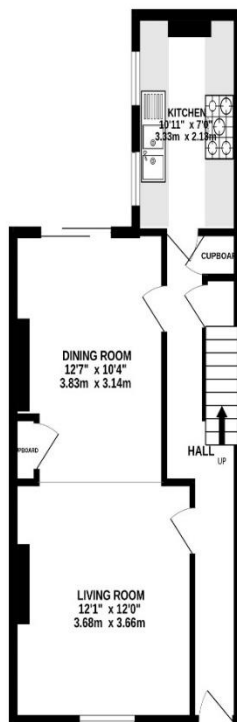
The rear garden is enclosed to both sides and rear by timber fencing and has been fully paved for ease of maintenance.



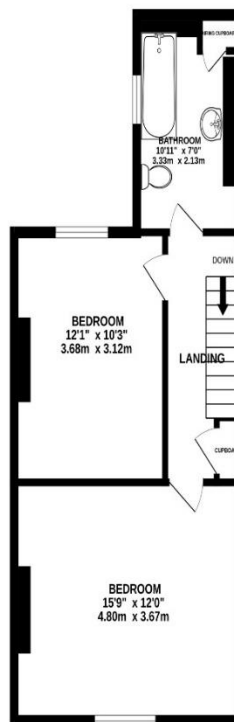
BASEMENT
127 sq.ft. (11.8 sq.m.) approx.



GROUND FLOOR
444 sq.ft. (41.3 sq.m.) approx.



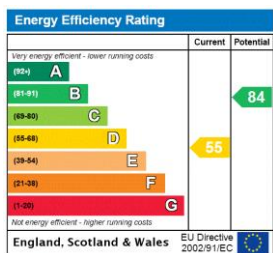
1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 1010 sq.ft. (93.8 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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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Electricity supplier- TBC
 Water Supply: Bournemouth Water
 Heating: Worcester boiler
 Broadband: For supplier and speed we refer to OFFCOM
 Coastal Erosion Management in your area- GOV.UK



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