



5 Rowans Park, Lymington SO41 9GD

paul jeffreys



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A MUCH IMPROVED AND REMODELED MID-TERRACE HOUSE WITHIN SHORT WALK OF LYMINGTON HIGH STREET

UPVC double glazed windows, gas central heating, refitted kitchen, refitted bathroom, easy to maintain courtyard garden, garage in block, vendor suited.

ACCOMMODATION

Entrance lobby, entrance hall, cloakroom, lounge, kitchen/diner, 3 bedrooms, bathroom.

ENTRANCE LOBBY Half glazed UPVC front door, half glazed side panel and glazed door to:

ENTRANCE HALL Open plan to lounge. Smooth plastered ceiling, recessed downlighters, radiator, stairs with storage cupboard below, doorway to kitchen, open access to lounge and door to:

CLOAKROOM White suite comprising close coupled WC, pedestal wash hand basin, heated towel rail and front aspect window.

LOUNGE c. 5.22m x 3.32m (17'2" x 10'11"). Front aspect window, gas coal effect fire, radiator, smooth plastered ceiling, open access to:

KITCHEN/DINING ROOM c. 5.73m x 2.69m (18'10" x 8'10"). **KITCHEN AREA:** Having been refitted comprising inset single drainer stainless steel sink unit with cupboard

below and integrated dishwasher and integrated washing machine. Range of base units with cupboards and drawers with oak worktops above. Range of wall cupboards, integrated fridge/freezer, 'Neff' double oven and grill with cupboards above and below, 'Neff' electric ceramic hob with stainless steel extractor hood over. Wall cupboard housing 'Worcester' gas fired combination boiler. Rear aspect window. **DINING AREA:** Full height rear aspect window and wide glazed door leading to rear garden, vertical radiator, wood laminate flooring (also to kitchen).

LANDING

Hatch to loft space, built-in double cupboard and smooth plastered ceiling.

BEDROOM 1 c.4.26m x 3.16m (14' x 10'4"). Built-in double wardrobe, radiator and front aspect window.

BEDROOM 2 c.3.24m x 3.03m (10'8" x 9'11"). Built-in double wardrobe, radiator and rear aspect window.

BEDROOM 3 c.2.89m x 2.50m (9'6" max x 8'2"). Built-in cupboard, radiator and front aspect window.

BATHROOM Refitted with fully tiled walls. Comprising panelled bath with 'Mira' shower over and pedestal wash hand basin, close coupled WC, heated towel rail, smooth plastered ceiling, shaver socket and rear aspect window.



OUTSIDE The FRONT GARDEN is of open plan design being laid to lawn with small flower bed. The REAR GARDEN is easy to maintain with paved area with good sized decked area and flower and shrub beds. The garden itself is fully walled with gate giving access to the GARAGE in nearby block with power and light.

COUNCIL TAX BAND 'D' – Payable 2018/19 - £1,715.95.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 94.6 sq. metres (1,018 sq. feet) approx.

TENURE The agents are advised this property is FREEHOLD.

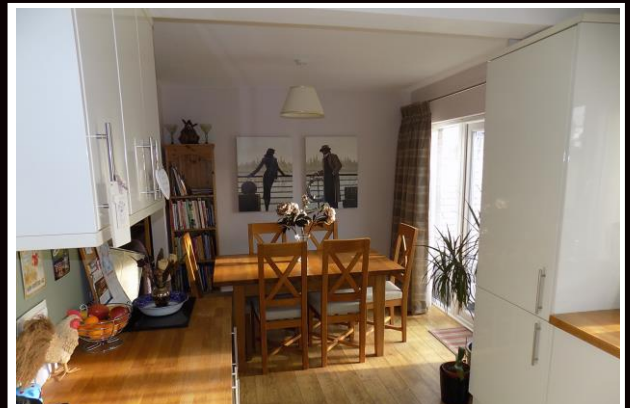
NOTE Paul Jeffreys have not tested any appliance mentioned in these particulars, including central heating and services and cannot confirm that they are in working order. All photographs are for guidance and items within the photographs may not be included in the sale.

DIRECTIONS From Lymington High Street, proceed out towards Pennington on the A337 turning right across Stanford Hill into Highfield and then take the first turning on the left into Rowans Park and after a short way turn right and the property will be found situated along a walkway.

VIEWING STRICTLY BY APPOINTMENT

OPEN	Weekdays	9.00am – 6.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

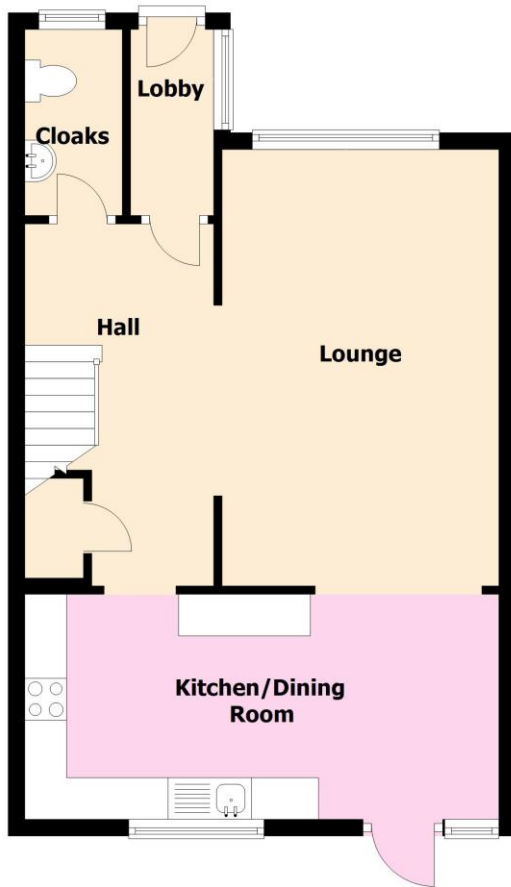
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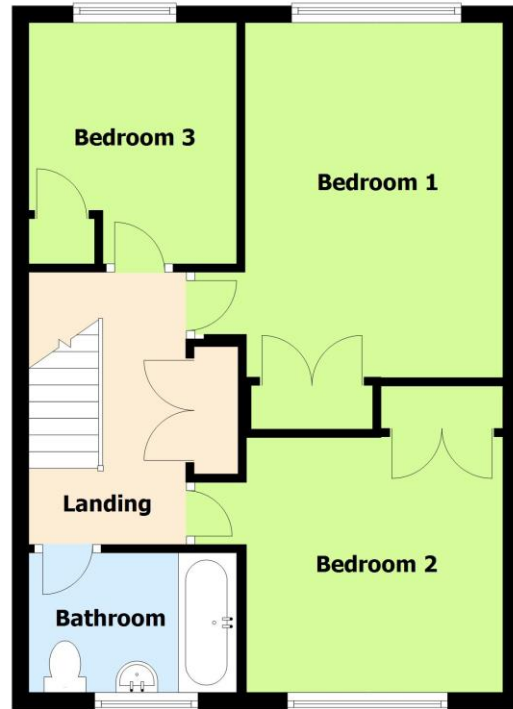
Ground Floor

Approx. 48.9 sq. metres (526.8 sq. feet)



First Floor

Approx. 45.6 sq. metres (491.3 sq. feet)



Total area: approx. 94.6 sq. metres (1018.0 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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