



PETTENGELLS
ESTATE AGENTS

10 Knight Gardens, Lymington, Hampshire, SO41 9NZ
Asking Price £329,950

10 Knight Gardens, Lymington, Hampshire,
SO41 9NZ

- Built by renowned builders Pennyfarthing
- Under a mile from Lymington Town centre
- Two double bedroom house
- Ground floor WC
- Well laid out kitchen
- Open plan to living room/dining room
- Two allocated parking spaces opposite
- Double glazed and gas fired central heating
- Situated on the edge of this lovely development with pleasant outlook
- Offered chain free





AN IMMACULATE TWO DOUBLE BEDROOM PENNYFARTHING BUILT HOUSE WITHIN WALKING DISTANCE TO LYMINGTON HIGH STREET OFFERED CHAIN FREE.

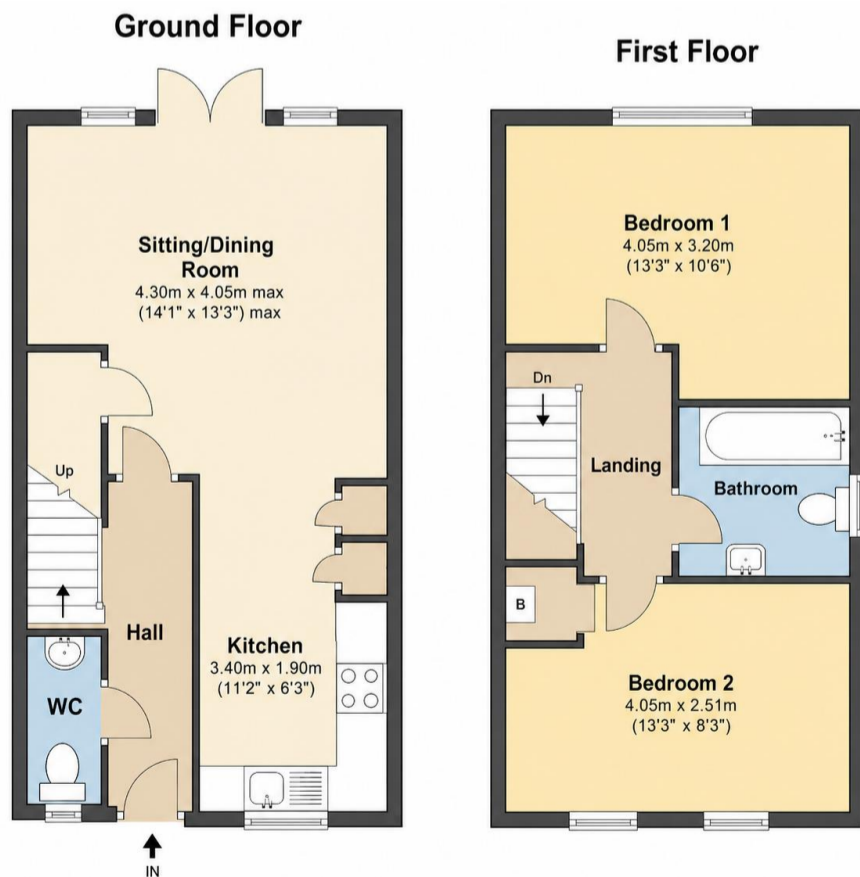
Accommodation: The front door open into the hallway with stairs to the first floor and door to the ground floor WC with wash hand basin and window. The impressive living/dining room has a large understairs storage cupboard, with double doors opening onto the rear garden. This then flows into the well laid out kitchen area with built in oven hob and extractor with space for washing machine and fridge/freeze. On the first floor you have two double bedrooms with bedroom two having an airing cupboard where the gas fired central heating boiler is located and the main bathroom with bath with shower over WC and wash hand basin.

Outside: The rear garden is laid to lawn with a garden shed and has a gate to the rear, to the front of the property you have two allocated parking bays.

EPC: B, **Council tax band:** C, **Tenure:** Freehold

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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



Total area: approx. 62.8 sq. metres (675.6 sq. feet)



VERY IMPORTANT, PLEASE READ: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.

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