



## 00 Lavender Gardens, Lymington, SO41 0EY Offers in excess of £460,000

**\*\* OFFERED WITH NO ONWARD CHAIN - DETACHED BUNGALOW \*\***

Don't miss out on the chance to purchase this bright and spacious detached bungalow which is set among a popular residential area of similar homes and will appeal to many. It is in a pleasant cul de sac position just off Lavender Road.

This accommodation which is also on a generous sized plot briefly consists: Entrance door into the formal dining room with hall and doors to other rooms. There is an opening then into the sitting room with double doors into the garden. The kitchen is fitted with plenty of space for white goods and storage along with preparation surfaces. The principal bedroom has fitted wardrobes and leads to the en-suite shower room. The further two bedrooms are also generous with bed two having built in storage. The house bathroom then completes the living space.

**OUTSIDE:** On a generous plot this home has garden, mainly laid with lawn to three sides. A garage and driveway for off road parking.

**LOCATION:** Lymington is a popular town in Hampshire which is a short drive from the stunning New Forest national park and also towards the stunning south of England coast line. The town is well served with local amenities and links into New Milton with rail links.



**Disclaimer**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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