



1 Shrubbs Avenue

LYMINGTON, HAMPSHIRE SO41 9DJ

Welcome to 1 Shrubbs Avenue...

A pretty two/three-bedroom Victorian cottage situated in this popular part of Lymington, close to the train station, High Street shops, and the town quay. Permit parking is available on Station Street.



Take a look around...

Steps rise to a covered entrance porch, with a uPVC double-glazed front door opening into a welcoming entrance hall featuring parquet-style flooring, coat hanging space and stairs to the first floor. The elegant sitting room is a warm and inviting space, enhanced by parquet-style flooring and a wood-burning stove set within a feature fireplace with a wooden mantel and tiled hearth. To the rear, the impressive open-plan kitchen/dining room is perfect for modern family living and entertaining. It is fitted with a stylish range of wall and base units with quartz-effect worktops and integrated appliances including an oven, induction hob, extractor, fridge, freezer, dishwasher and wine fridge. A built-in pantry provides excellent storage, while a utility cupboard houses the washing machine, Worcester gas boiler and shelving. A rear door leads to the garden, and a cloakroom completes the ground floor.





Where dreams are made...

The first floor offers three well-proportioned bedrooms, with the principal enjoying views over the rear garden and decorative wall panelling. Bedroom two is a generous double with built-in wardrobes, while bedroom three also benefits from built-in storage. The contemporary family bathroom is fitted with a white suite including a bath with mains-fed shower, vanity basin, W/C, heated towel rail and stone-effect tiled flooring.



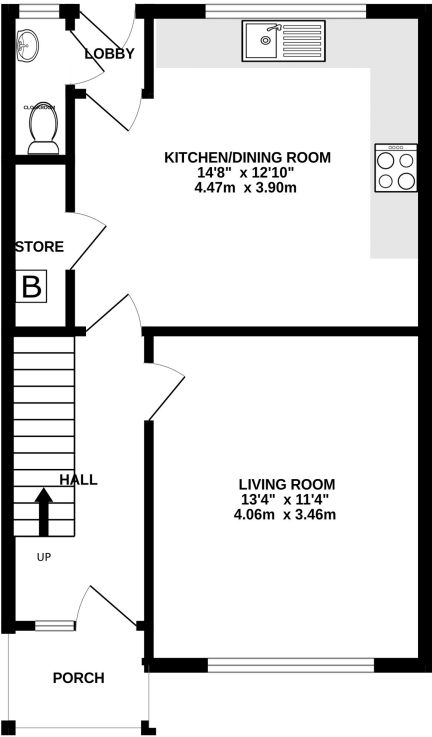
Meet me in the garden...

Outside, the front garden is laid to lawn with mature planting, while a driveway provides parking for up to three vehicles and gated side access to the rear. The landscaped rear garden is ideal for relaxing and entertaining, featuring a generous decked terrace, lawn, seating area, raised sleeper beds and a brick-built storage unit, with external power, lighting and a water tap.

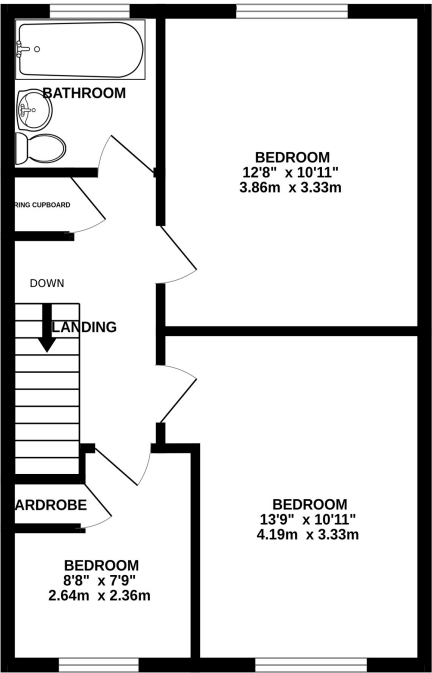


Floor Plan

GROUND FLOOR
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 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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The finer details...

The Property

Beautifully presented three-bedroom semi-detached home
Stylish open-plan kitchen/dining room with integrated appliances
Cosy sitting room featuring a wood-burning stove
Contemporary family bathroom and ground floor cloakroom
Driveway parking for up to three vehicles
Brick-built external storage and gated side access
Sought-after residential location close to local amenities and schools

Services

All mains services are connected to the property

Directions

From our office in Lymington High Street, proceed down the High Street and turn right into Avenue Road. Continue along Avenue Road for approximately 300 yards, then turn left into and then almost immediately right. Continue along Lower Buckland Road until you reach the corner of Shrubbs Avenue, where the property will be found on the left-hand side.

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Tenure

Freehold

Tax Band

C

EPC Rating

C



Asking Price £499,950

caldwellsnewforest.com

01590 675875 sales@caldwellsnewforest.com

Caldwells, 69 High Street, Lymington, Hampshire SO41 9AL

Scan the QR code to make an enquiry or to book a viewing...

