



**Kings Close, Lyndhurst, Hampshire**  
Offers Over: £275,000

**Austin & Wyatt**







## AVAILABLE VIA MODERN METHOD OF SALE

A first floor 3 bedroom maisonette situated in a sought after cul de sac within 300 yards of the village High Street and amenities and offering immediate vacant possession.

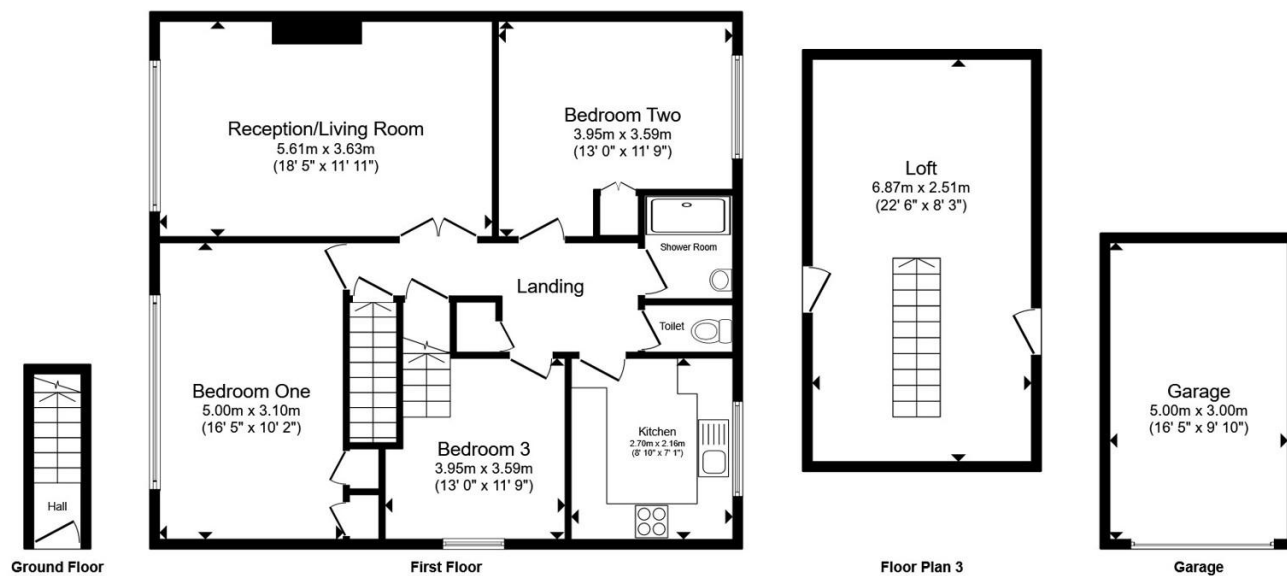
A personal front door gives access to the stairs leading to the hall with a door to the lounge/dining room flooded with natural light with lovely feature log burner. The well appointed kitchen is located at the rear with an excellent range of wall and base units with worktops over. There are 3 well appointed bedrooms with a fourth useful loft room serviced by a family shower room.

Outside has an enclosed garden by fencing and an access gate, there is also a single garage situated in a block close by with an up and over door, rear garden store and dustbin store.

### Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.





**Total floor area 126.6 m<sup>2</sup> (1,363 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Austin & Wyatt**



Council Tax Band: **D**

Tenure: **Leasehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

T: 023 8028 3052

E: [lyndhurst@austinwyattcountrywide.co.uk](mailto:lyndhurst@austinwyattcountrywide.co.uk)

Volunteer House, 37 High Street, Lyndhurst, Hampshire, SO43 7BE

**rightmove**

**ZOOPLA**

**PrimeLocation.com**



Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Austin & Wyatt is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Greenwood House, 1st Floor, 91-99 New London Road, Chelmsford, Essex, CM2 0PP. VAT number 500 2481 05

Code: ALO\_ALO260184\_R6PL\_8

**Austin & Wyatt**