



**Harrison**  
SALES & LETTINGS



**8 Vitre Gardens, Lymington, SO41 3NA**  
**£1,850 Per Calendar Month**

HARRISON ESTATE AGENTS ARE PLEASED TO OFFER A very well presented detached home located south of the High Street in Lymington and within walking distance of the High Street, Woodside Park, the River and local facilities. The accommodation comprises three bedrooms, family bathroom and one en-suite, lounge, dining room, modern kitchen, utility room and ground floor w.c. Private garden, detached single garage and driveway parking for two vehicles. Available To View Now.

## FRONT



Front garden with hedge, open and covered porch with light. Upvc door with glazed insets and side window to the reception hall.

## RECEPTION HALL

Textured and coved ceiling with light. Telephone and power point, stairs to the first floor, door to the cloakroom, door to lounge.

## LOUNGE 17'6" x 11'2" (5.35 x 3.42)



Textured and coved ceiling with light. Upvc double glazed window to the front elevation. Two radiators, timber decorative fireplace and french doors to the dining room.

## DINING ROOM 9'6" x 8'9" (2.92 x 2.68)



Textured and coved ceiling with light. Upvc double glazed patio doors to the garden. Radiator and power points. Door to the kitchen.

## KITCHEN 9'6" x 8'8" (2.92 x 2.66)



Textured and coved ceiling with light. Upvc double glazed window overlooking the garden. Matching base and wall units a mixture of cupboards and drawers with heat resistant work surfaces. Sink with draining board, electric oven and gas hob with extractor unit. Space for a free standing fridge freezer, power points and thermoplastic flooring. Door to the utility room.

**UTILITY ROOM 6'3" x 5'8" (1.92 x 1.74)**



Textured and coved ceiling with light. Upvc double glazed door to the side. Base and wall unit, sink and power points. Space and plumbing for a washing machine, dishwasher or tumble dryer.

#### LANDING

Textured and coved ceiling with light, Hatch to the loft void. Upvc double glazed window to the side elevation. Airing cupboard housing a factory lagged hot water tank.

**BEDROOM 1 14'8" max x 11'5" (4.48 max x 3.50 )**



Plain plastered and coved ceiling with light. Upvc double glazed window to the front elevation. Radiator, power points and fitted wardrobes with separate drawers. Door to the en-suite shower room.

**EN-SUITE SHOWER 5'1" x 4'11" (1.57 x 1.52 )**



Plain plastered ceiling with light and extractor unit. Shower cubicle with thermostatic mixer valve. Wash hand basin set within a vanity unit, close coupled wc. Radiator and fitted mirror.

**BEDROOM 2 10'8" x 10'1" (3.26 x 3.08)**



Plain plastered and coved ceiling with light. Upvc double glazed window to the rear elevation. Fitted wardrobe, radiator and power points.

### BEDROOM 3 10'1" 7'0" (3.09 2.15)



Textured and coved ceiling with light. Upvc double glazed window to the rear elevation, radiator and power points.

### BATHROOM 8'4" x 5'4" (2.56 x 1.65)



Plain plastered ceiling with light and extractor unit. Upvc obscure double glazed window to the side elevation. Bath with panel, concealed flush wc and wash hand basin set within a vanity unit. Radiator, fitted mirror with shaver point.

### REAR GARDEN



Enclosed rear garden with gate to the front of the property.

### REAR ASPECT



View to the rear of the property, garden shed and water supply.

### DRIVEWAY



Off road parking to the side of the property.

## **GARAGE 17'1" x 7'10" (5.23 x 2.4)**



Garage with power and light, door to the garden.

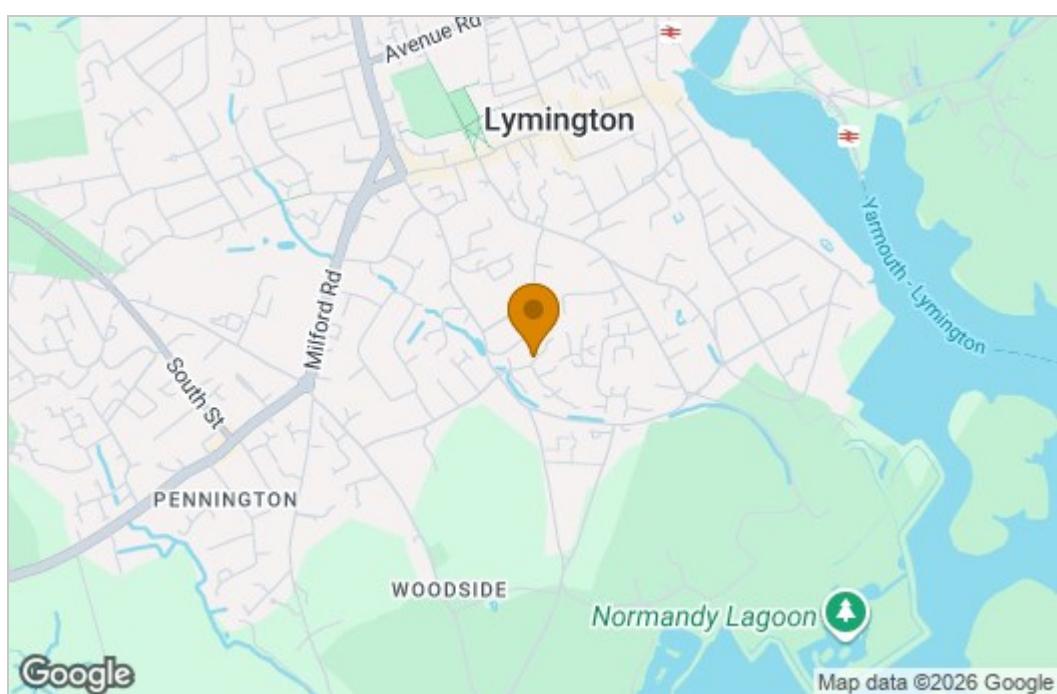
### **NOTES FOR TENANTS**

All tenants will be formally referenced which will include income, credit and employment. The outcome of the references will determine whether the landlords will proceed with the tenancy. Please contact our office for further details 01425 610016  
Harrison Estate Agents Ltd employ Regent Residential Lettings Ltd to deal with all lettings administration and finance. Full details of fees are available on our website [www.harrisonestateagents.com](http://www.harrisonestateagents.com)

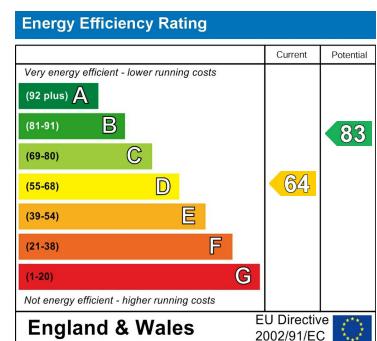
## Floor Plan

This plan is included as a service to our customers and is intended as a guide to layout only. Dimensions are approximate. DO NOT SCALE.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.