



## 7 MARSDEN COURT WHITCHURCH

£1,450 Per

Nestled in the charming area of Marsden Court, Laverstoke, Whitchurch, this delightful terraced house presents an excellent opportunity for those seeking a comfortable family home.

Upon entering, you are greeted by the inviting reception room and conservatory. The layout of the ground floor allows for a seamless flow between the living areas, creating a warm and welcoming atmosphere, a well-appointed kitchen and cloakroom.

To the first floor, are three well-proportioned bedrooms and a family bathroom.

Additionally, there is allocated parking. Council tax band D.



### ENTRANCE HALL

Tiled floor, radiator and stairs to first floor.

### Cloakroom

Obscured double glazed window to front, wash hand basin with tiled splashback, WC, tiled flooring and radiator.

### Kitchen

Double glazed window to front, base and eye level units with contrasting work surfaces, inset sink with mixer tap over, built-in oven and hob with extractor fan over, built in fridge/freezer, space for washing machine, wall mounted gas boiler and tiled flooring.

### Living Room

Double glazed window with door opening into conservatory, understairs storage cupboard, radiator, wall light points and wall mounted electric fire.

### Garden Room

Tiled flooring, radiator and door leading out to rear garden.

### First Floor

#### Bedroom One

Double glazed window to front, built-in sliding, mirrored wardrobe and radiator.

#### Bedroom Two

Double glazed window to rear and radiator.

#### BEDROOM THREE

Double glazed window to rear and radiator.

### BATHROOM

Obscured double glazed window to front, white suite comprising

panel enclosed bath with shower over, pedestal wash hand basin, WC, radiator, tiled flooring and part-tiled walls.

### OUTSIDE

#### FRONT GARDEN

Well maintained front garden with door leading to front door.

#### REAR GARDEN

Enclosed rear garden which is mainly laid to paving slabs with flower borders, garden shed plus a shingle area and steps leading to gate giving access from the rear.









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	
(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

**EPC Rating: C      Council Tax Band: D**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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