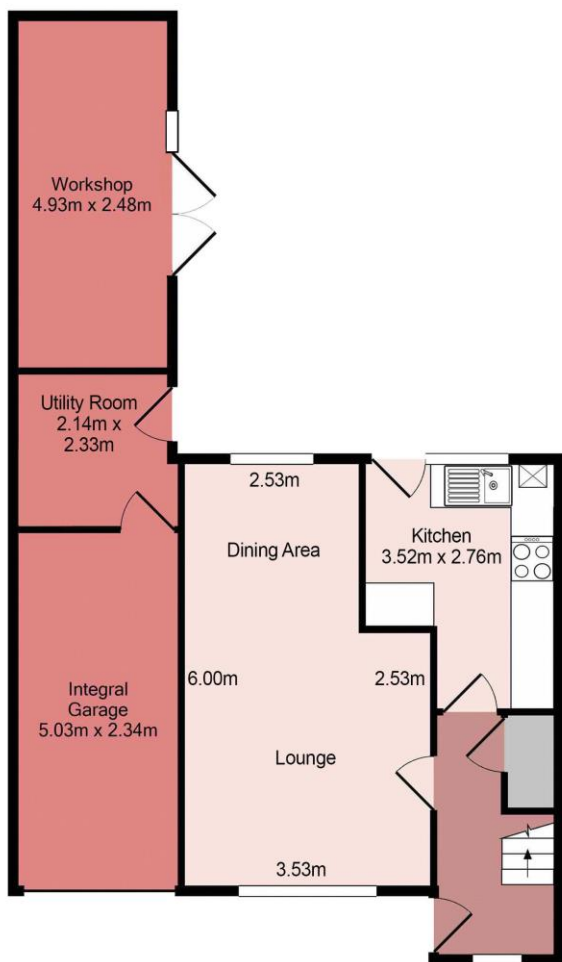




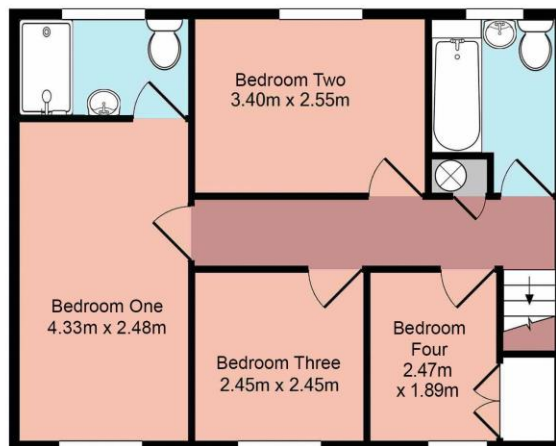
Marchwood

Fixed Price of £400,000

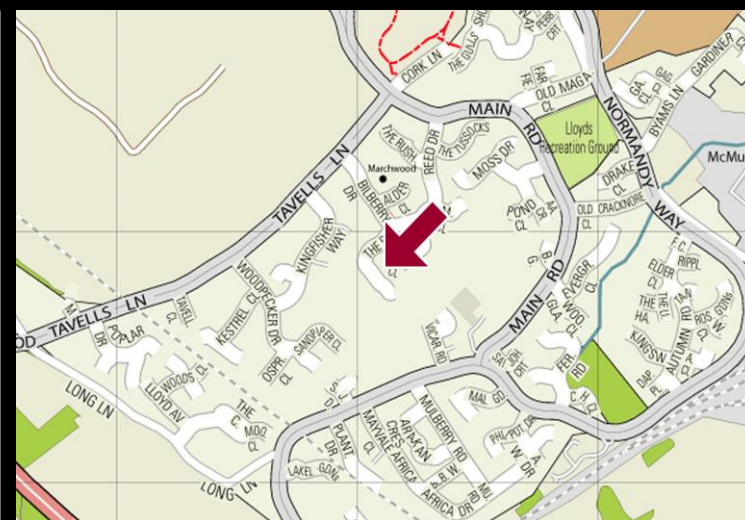
brantons



Ground Floor



1st Floor



Accommodation

Lounge-Diner 19' 8" x 11' 7" (6.00m x 3.53m) Maximum

Kitchen 11' 7" x 9' 1" (3.52m x 2.76m)

Utility Room 7' 3" x 7' 8" (2.20m x 2.33m) Maximum

Bedroom One 14' 2" x 8' 2" (4.33m x 2.48m)

En-suite 8' 1" x 5' 3" (2.47m x 1.59m)

Bedroom Two 11' 2" x 8' 4" (3.40m x 2.55m)

Bedroom Three 8' 0" x 8' 0" (2.45m x 2.45m)

Bedroom Four 8' 1" x 6' 2" (2.47m x 1.89m)

Bathroom 8' 6" x 6' 0" (2.58m x 1.84m) Maximum

Integral Garage 16' 6" x 7' 8" (5.03m x 2.34m)

Outbuilding 16' 2" x 8' 2" (4.93m x 2.48m)

Property

Brantons are proud to present for sale this spacious and recently improved detached family home situated in a desirable residential road within the highly regarded village of Marchwood. The ground floor layout is comprised of an entrance hall, lounge-diner, and a modern kitchen. The first floor layout consists of four bedrooms with the master being a particularly generous size and also benefiting from the use of a luxurious and recently fitted en-suite shower room. From the landing, there is also a family bathroom. Furthermore, there is also a utility room, and outbuilding with recently installed French doors. Additional benefits of the property include driveway parking leading to an integral garage and a private rear garden that is mainly laid to lawn with patio seating area. The owner has embarked on recent decorative works and improvements including new carpets, a new boiler and replaced external UPVC doors to the utility and outbuilding. As a result the property is presented in very good order throughout thus allowing any potential purchaser the ability to move straight in. No forward chain is offered and Brantons are sure that because of the location and accommodation on offer an early viewing will be necessary to avoid any later disappointment.

Features

- Recently Improved Detached Family Home
- Four Bedrooms With En-suite To Generous Master
- Spacious Lounge-Diner
- Modern Kitchen
- Utility Room & Outbuilding
- Integral Garage
- Block Paved Driveway Parking
- Rear Garden Mainly Laid To Lawn With Patio Seating Area
- Offered With 'No Forward Chain'
- Desirable Location Within Highly Regarded Village

Information

Local Authority: New Forest District Council

Council Tax Band: D

Tenure Type: Freehold

School Catchments

- Infant: Marchwood
- Junior: Marchwood
- Senior: Applemore

Distances

Motorway: 3.8 miles

Southampton Airport: 11.1 miles

Southampton City Centre: 7.2 miles

New Forest Park Boundary: 1.4 miles

Train Stations Ashurst: 4.8 miles

Totton: 3.3 miles

Directions

From our office head south on Salisbury Road/A36. At the roundabout take the third exit onto Ringwood Road /A336. At the roundabout take the first exit on to Maynard Road and continue on Junction Road going through the train gates. At the junction with Rumbridge St turn left then immediately right onto Eling Lane. Take the second right into Rose Road. Take the second right into Bartram Road. Join the A35 and at the roundabout take the left turn onto A326. At the next junction turn left just before the traffic lights onto Jacobs Gutter Lane. At the roundabout take the second exit onto Bury Road. Take the next right onto Tavell's Lane. Take the first left into Bilberry Drive. At the end of the road, turn right into The Rowans.

Energy Performance

Energy performance certificate (EPC)

Marchwood SOUTHAMPTON SO40 4	Energy rating D	Valid until: 7 March 2032 Certificate number:
Property type	Detached house	
Total floor area	84 square metres	

Rules on letting this property

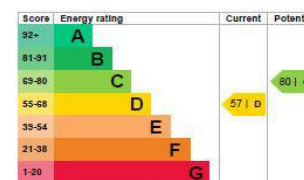
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | www.brantons.co.uk | enquiries@brantons.co.uk | 02380 875 020

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 it for you, especially if you are contemplating travelling some distance to view the property. These approximate distances and room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. 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 report before finalising their offer to purchase. 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 Brantons LLP nor any of its employees or agents has any authority to make or give any representation or warranty.

