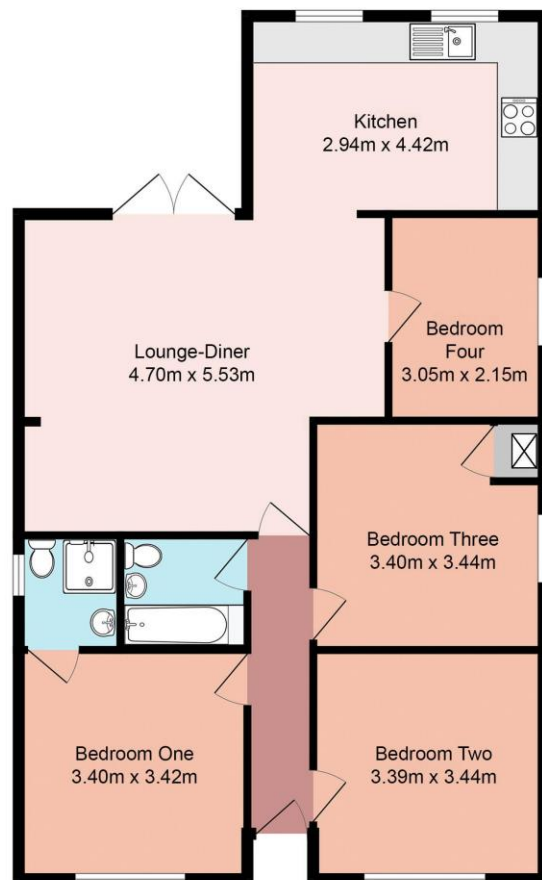


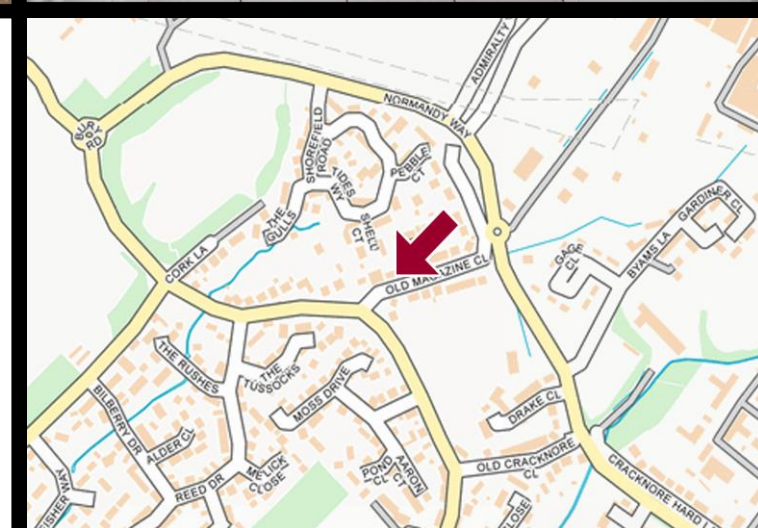


Marchwood
£435,000

brantons



Ground Floor
89.8 sq.m. approx.



Accommodation

Lounge-Diner 15' 5" x 18' 2" (4.70m x 5.53m)

Kitchen 9' 8" x 14' 6" (2.94m x 4.42m)

Bedroom One 11' 2" x 11' 3" (3.40m x 3.42m)

En-suite 5' 7" x 4' 11" (1.70m x 1.50m)

Bedroom Two 11' 1" x 11' 3" (3.39m x 3.44m)

Bedroom Three 11' 2" x 11' 3" (3.40m x 3.44m)

Bedroom Four 10' 0" x 7' 1" (3.05m x 2.15m)

Bathroom 5' 7" x 6' 0" (1.70m x 1.83m)

Property

Brantons Independent Estate Agents are pleased to present for sale this charming detached bungalow situated desirable non-estate location within the popular residential village of Marchwood.

The surprisingly spacious accommodation comprises of four bedrooms, three of which are generous double rooms, lounge-diner with French doors and a modern kitchen. From the hallway is a family bathroom and from the master bedroom an en-suite shower room.

The front of the property provides ample blocked paved driveway parking and at the rear is a larger than average enclosed garden. The garden enjoys a good degree of privacy and seclusion and is mainly laid to lawn with a sizable timber workshop. Brantons are sure that in order to fully appreciate the location and versatile accommodation on offer, an internal inspection is a must.

Features

- Charming Detached Bungalow
- Four Bedrooms Or Three Plus Study
- Spacious Lounge-Diner With French Doors
- Modern Kitchen
- En-suite Shower Room
- Family Bathroom
- Ample Block Paved Driveway Parking
- Large Garden Mainly Laid To Lawn
- Sizable Timber Workshop
- Desirable Non-Estate Location Close To Amenities

Information

Local Authority: New Forest District Council

Council Tax Band: D

Tenure Type: Freehold

School Catchments

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

Distances

Motorway: 3.9 miles

Southampton Airport: 11.3 miles

Southampton City Centre: 7.2 miles

New Forest Park Boundary: 1.1 miles

Train Stations **Ashurst:** 5.0 miles

Totton: 3.4 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 second left in to Old Magazine Close.

Energy Performance

7/2/24, 3:22 PM

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

| | | |
|------------------------------------|---------------------------|-------------------------------|
| Marchwood SOUTHAMPTON SO40 4 | Energy rating C | Valid until: 12 March 2032 |
| | | Certificate number: |
| Property type | Detached bungalow | |
| Total floor area | 95 square metres | |

Rules on letting this property

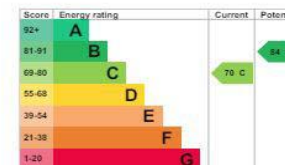
Properties can be let if they have an energy rating from A to E.

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 rating and score

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

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



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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

<https://find-energy-certificate.service.gov.uk/energy-certificate>

1/4



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.

