



Marchwood
£375,000

brantons



Property

Brantons Independent Estate Agents are delighted to offer for sale this beautifully presented townhouse situated in a highly regarded water front development within the village of Marchwood. The accommodation is arranged over three floors and begins with an entrance hall with parquet flooring and ample storage.

The hall in turn leads to a spacious kitchen-diner with French doors, separate utility room, ground floor W.C, and a generously proportioned home office providing useful study space; also with French doors. The turning staircase takes you to the first floor which has a sizable lounge with French doors and Juliet balcony. There is a double bedroom also with French doors and Juliet balcony, and a shower room which can be accessed via the landing and from the bedroom itself. The stairs then lead on to the third floor which features a further two double bedrooms, and a family sized bathroom which, once again, can be accessed from the master as well as the landing. Both of the third floor bedrooms also enjoy the use of built in wardrobes and the master particularly benefits from far reaching views over Southampton water.

At the rear there is an enclosed garden with patio seating area, lawn, timber storage shed and gated rear access. There are also two allocated car parking spaces and additional resident's parking. The property is within close proximity of Marchwood Yacht Club which is ideal for the keen sailor. The property is presented with clean, neutral décor throughout and is before offered with 'no forward chain'; as a result of this, Brantons advise an early viewing as strong interest is anticipated.

Features

- *NO FORWARD CHAIN*
- Beautifully Presented Modern Townhouse
- Three Double Bedrooms
- Spacious Lounge With 'Juliet' Balcony
- Kitchen-Diner With French Doors
- Utility & Downstairs W.C
- Family Bathroom & Shower Room
- Dedicated Ground Floor Home Office-Study Space
- Two Car Parking Spaces
- Rear Garden With Lawn & Patio Seating Area

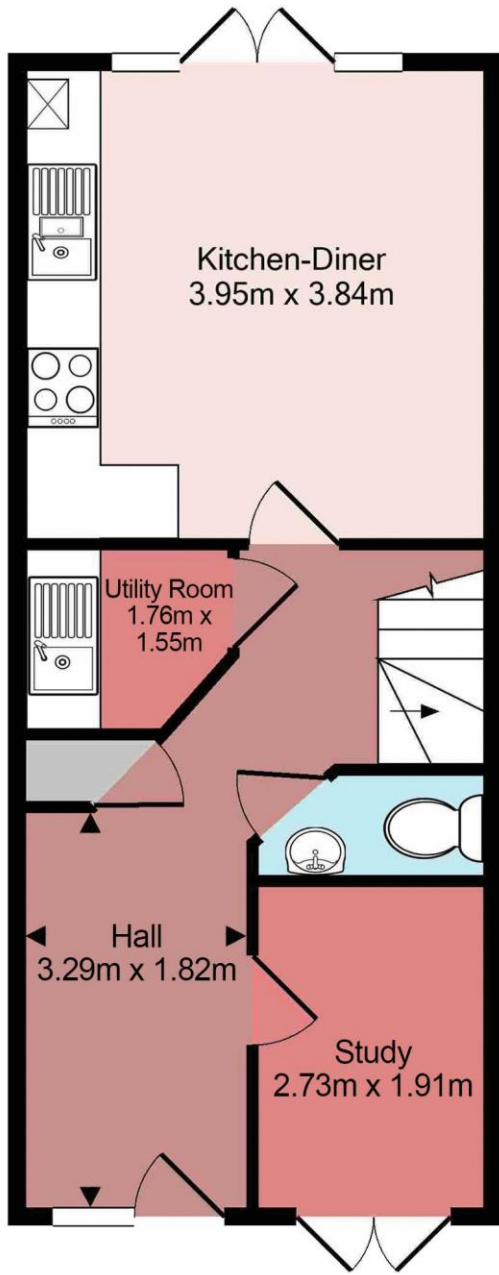


Area

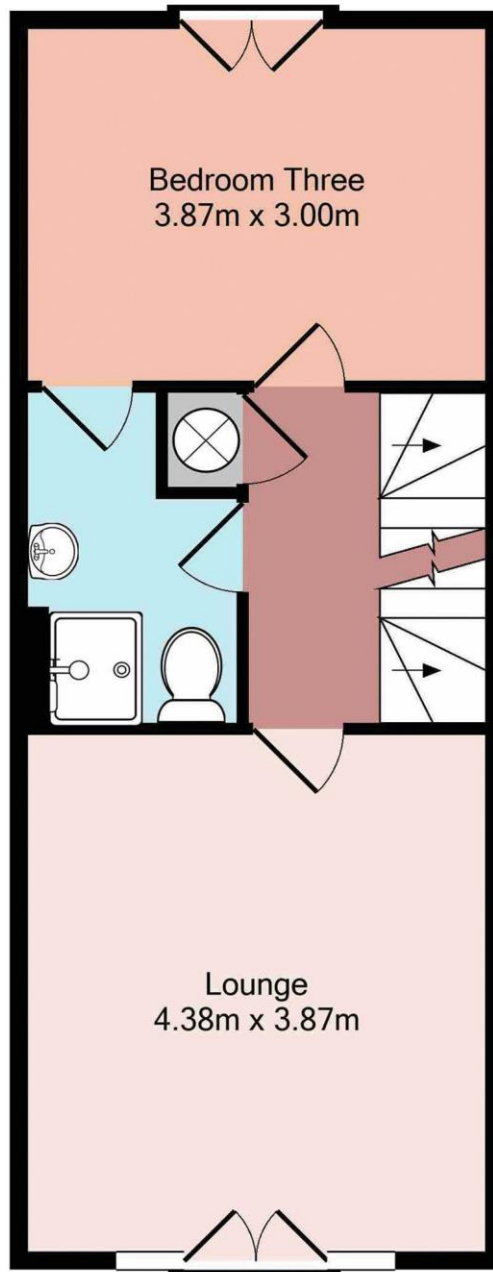
Marchwood is a village situated on the Eastern edge of the New Forest National Park. The village lies between the towns of Totton and Hythe on the Western shore of Southampton Water. The community expanded rapidly during the 1980's with the development of many new homes.

The older parts of the village retain its character with some of the original homes and properties still remaining. Locally there are both infant and junior schools, small shops and a doctor's surgery. The larger commercial centre of Southampton is approximately 7 miles away via the A326/A33.

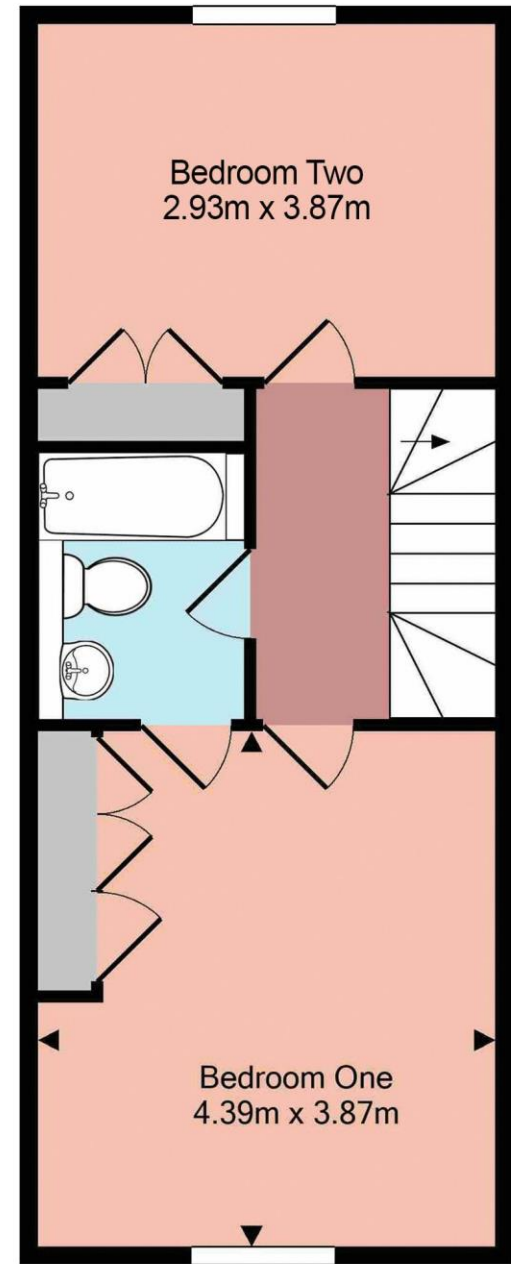




Ground Floor



1st Floor



2nd Floor

Accommodation

Kitchen-Diner 13' 0" x 12' 7" (3.95m x 3.84m)

Utility Room 5' 9" x 5' 1" (1.76m x 1.55m)

Study 8' 11" x 6' 3" (2.73m x 1.91m)

Downstairs W.C 3' 0" x 6' 3" (0.91m x 1.90m) Maximum

Bedroom Three 9' 10" x 12' 8" (3.00m x 3.87m)

Shower Room 9' 6" x 5' 11" (2.89m x 1.81m) Maximum

Lounge 14' 4" x 12' 8" (4.38m x 3.87m)

Bedroom Two 9' 7" x 12' 8" (2.93m x 3.87m)

Bedroom One 14' 5" x 12' 8" (4.39m x 3.87m)

Bathroom 7' 6" x 5' 11" (2.29m x 1.81m)





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 on to Eling Lane. Take the second right onto Rose Road. Take the second right onto Bartram Road. Join the A35 and at the roundabout take the left turn onto the A326. At the next junction turn left just before the traffic lights onto Jacobs Gutter Lane. At the roundabout take the first exit onto Normandy Way. Take the first left onto Admiralty Way. At the roundabout, continue straight on to Quayside Walk. The development will be found on the right hand side.

Distances

Motorway: 4.0 miles
 Southampton Airport: 11.4 miles
 Southampton City Centre: 7.4 miles
 New Forest Park Boundary: 2.0 miles
 Train Stations
 Ashurst: 5.1 miles
 Totton: 2.9 miles

Information

Local Authority: New Forest District Council
 Council Tax Band: E
 Tenure Type: Freehold
 School Catchments
 Infant: Marchwood
 Junior: Marchwood
 Senior: Applemore

Energy Performance

Energy performance certificate (EPC)

Marchwood SOUTHAMPTON SO40 4	Energy rating D	Valid until: 15 February 2032 Certificate number:
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Property type: Mid-terrace house

Total floor area: 118 square metres

Rules on letting this property

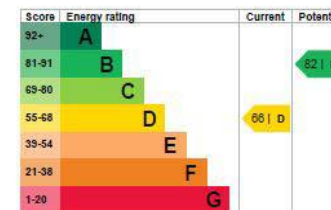
Properties can be rented if they have an energy rating from A to E.

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 B.

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



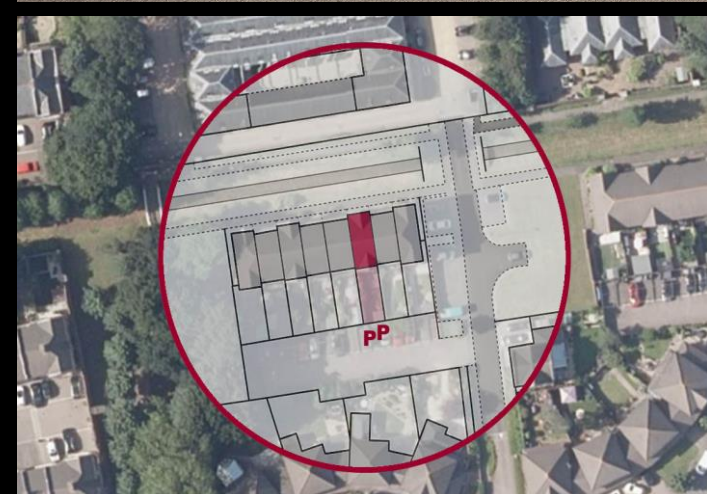
The graph shows this property's current and potential energy efficiency.

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





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Brantons Independent Estate Agents, 9a Salisbury Road, Totton, Southampton, SO40 3HW

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.

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