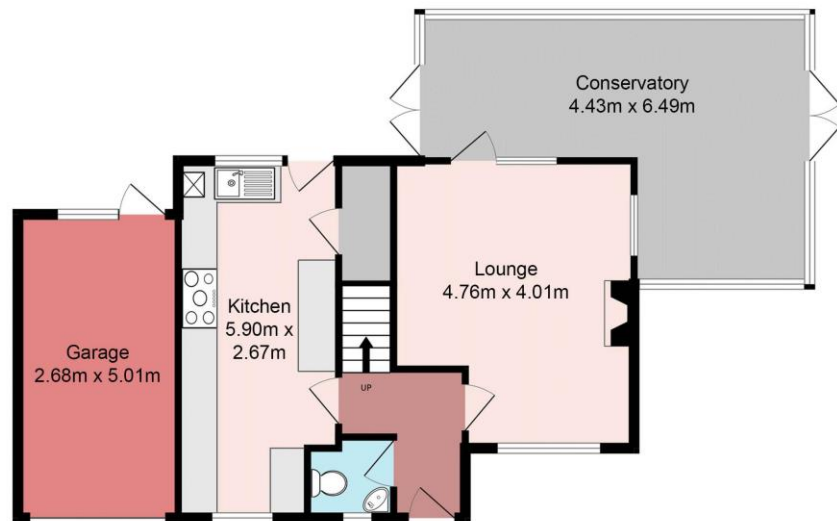




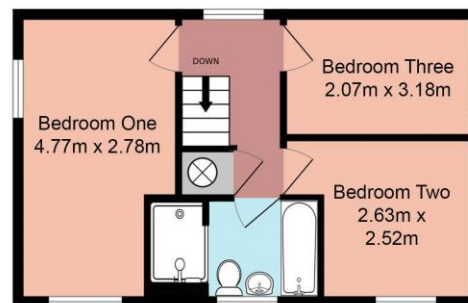
Marchwood  
£425,000

**brantons**

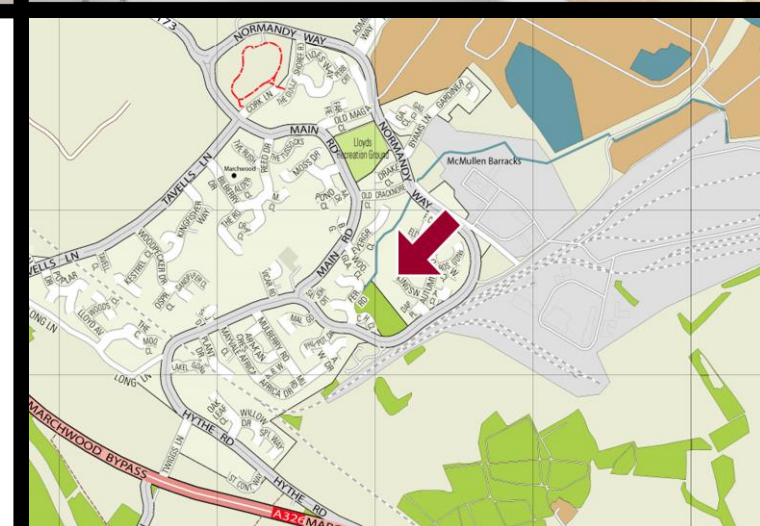




Ground Floor  
76.3 sq.m. approx.



1st Floor  
36.1 sq.m. approx.



## Accommodation

**Lounge** 15' 7" x 13' 2" (4.76m x 4.01m)

**Kitchen** 19' 4" x 8' 9" (5.90m x 2.67m)

**Conservatory** 14' 6" x 21' 4" (4.43m x 6.49m)

**Garage** 8' 10" x 16' 5" (2.68m x 5.01m)

**Bedroom One** 15' 8" x 9' 1" (4.77m x 2.78m)

**Bedroom Two** 8' 8" x 8' 3" (2.63m x 2.52m)

**Bedroom Three** 6' 9" x 10' 5" (2.07m x 3.18m)

**Bathroom** 5' 8" x 9' 7" (1.73m x 2.92m)

## Property

Brantons Independent Estate Agents are delighted to present for sale this detached family home situated in desirable cul-de-sac location within the popular village of Marchwood. The ground floor accommodation is comprised of a spacious lounge with feature fireplace, contemporary kitchen, large UPVC conservatory and W.C. Upstairs consists of three bedrooms with the master benefitting from dual aspect windows and from the landing there is also a four piece family bathroom. Additional benefits of this property include ample driveway parking leading to a garage and an enclosed garden with decked seating area. The location offer easy access to local amenities include shops, schools and doctors surgery. Brantons are sure that because of the location and accommodation on offer, an early viewing will be necessary to avoid any later disappointment.

## Features

- Detached Family Home
- Three Bedrooms
- Spacious Lounge Wuth Feature Fireplace
- Large UPVC Conservatory
- Contemporary Kitchen
- Four Piece Family Bathroom
- Downstairs W.C
- Garage & Driveway Parking
- Enclosed Garden With Decked Seating Area
- Desirable Cul-de-sac Location

## Information

**Local Authority:** New Forest District Council

**Council Tax Band:** D

**Tenure Type:** Freehold

**School Catchments**

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

## Distances

**Motorway:** 4.6 miles

**Southampton Airport:** 11.7 miles

**Southampton City Centre:** 7.7 miles

**New Forest Park Boundary:** 1.1 miles

**Train Stations** Ashurst: 4.0 miles

Totton: 5.0 miles

## Directions

From our office head south on Salisbury Road/A36. At the round-a-bout take the 3rd exit on to Ringwood Road /A336. At the round-a-bout take the first exit on to Maynard Road and continue on Junction Road going through the train gates. At the junction with Rumbidge St turn left then immediately right on to Eling Lane. Take 2nd right into Rose Road. Take 2nd right into Bartram Road. Join the A35 and at the round-about take the left turn onto A326. At the next junction turn left just before the traffic lights onto Jacobs Gutter Lane. At the round-a-bout take

## Energy Performance

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

## Energy performance certificate (EPC)

Totton SOUTHAMPTON

Energy rating

Valid until

Certificate number

Property type

Total floor area

Rules on letting this property

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

If the property is rented for long periods it must be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations for exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-for-landlords) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-for-landlords>).

Energy efficiency rating for this property

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

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

**EPC PENDING**



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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.



