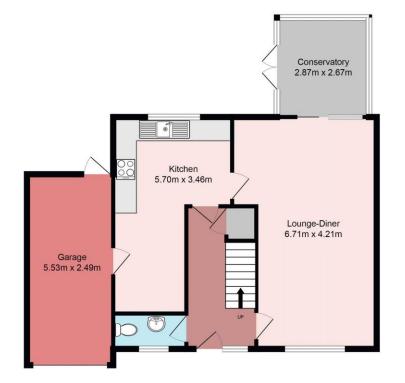
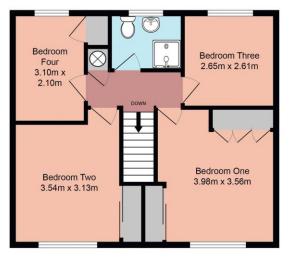


16, Woodpecker Drive, Marchwood, SO40 4XQ Offers in the region of £425,000

brantons









1st Floor 51.7 sq.m. approx.





Accommodation		Directions	
Lounge-Diner 22' 0'' x 13' 10'' (6.71m x 4.21m) Kitchen 18' 8'' x 11' 4'' (5.70m x 3.46m) Conservatory 9' 5'' x 8' 9'' (2.87m x 2.67m) Downstairs W.C 2' 10'' x 7' 0'' (0.87m x 2.13m) Bedroom One 13' 1'' x 11' 8'' (3.98m x 3.56m) Bedroom Two 11' 7'' x 10' 3'' (3.54m x 3.13m) Bedroom Three 8' 8'' x 8' 7'' (2.65m x 2.61m)	Bedroom Four 10' 2" x 6' 11" (3.10m x 2.10m) Bathroom 5' 5" x 7' 0" (1.65m x 2.13m) Garage 18' 2" x 8' 2" (5.53m x 2.49m)	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 third left onto Woodpecker Drive.	
Property		Energy Performance	
Brantons Independent Estate Agents are pleased to offer for sale this link-detached family home situated in a quiet cul-de-sac setting within the residential area of Marchwood. The ground floor accommodation comprises of a spacious lounge-diner, kitchen-breakfast room, UPVC conservatory and from the hallway a W.C. Upstairs there are four bedrooms with bedrooms one and two being particularly generous sizes and from the landing is a shower room. Additional benefits of the property include driveway parking leading to a garage and an enclosed rear garden that benefits from a good degree of privacy. No forward chain is offered and because of the location and accommodation on offer, early viewing will be necessary.		Energy performance certical Energy performance (EPC)	te (EPC) - Find an energy certificate - GOVUK
<ul> <li>***No Forward Chain Offered***</li> </ul>	<ul> <li>Conservatory</li> </ul>	Property type	2
<ul> <li>Link-Detached Family Home</li> <li>Four Bedrooms</li> <li>Spacious Lounge-Diner</li> </ul>	<ul> <li>Downstairs W.C</li> <li>Family Bathroom</li> <li>Driveway Parking &amp; Garage</li> </ul>	Total floor area	
<ul> <li>Kitchen-Breakfast Room</li> </ul>	<ul> <li>Private Enclosed Rear Garden</li> </ul>	Rules on letting this property Properties can be replied if they have advenergy rating from A to	ο E.
Information	Distances	If the property of the F / G, is more let, unless an exemp on the regulation and simplions (https://www.gov.uk/guidance/d standard standard standard).	otion has been registered. You can read guidance for landlords tomestic-private-rented-property-minimum-energy-efficiency-
Local Authority: New Forest District Council	Motorway: 4.0 miles	Energy Eccenterrating for this property	
Council Tax Band: E	Southampton Airport: 11.4 miles	n Airport: 11.4 miles See how to improve this property's energy performance.	
Tenure Type: Freehold	Southampton City Centre: 7.3 miles		
School Catchments Infant: Marchwood	New Forest Park Boundary: 1.2 miles		
Junior: Marchwood	Train Stations Ashurst: 5.1 miles		
Senior: Applemore	Totton: 3.5 miles	https://find-energy-certificate.digital.communities.gov.uk/energy-certificate	

🛆 The Property 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.

