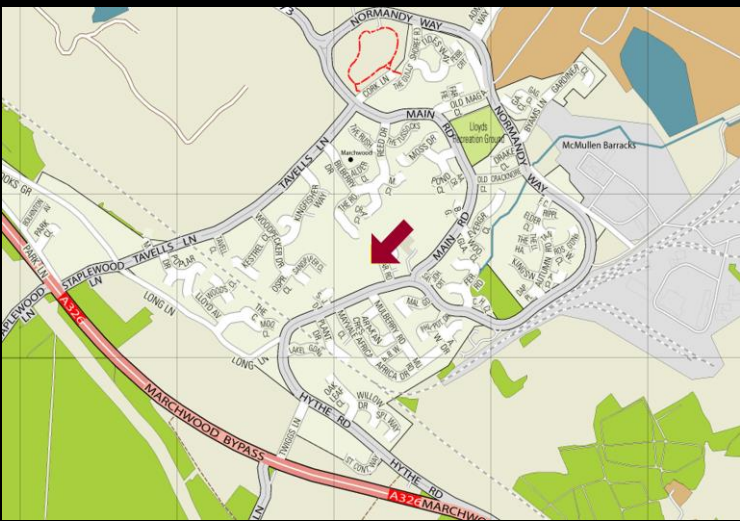
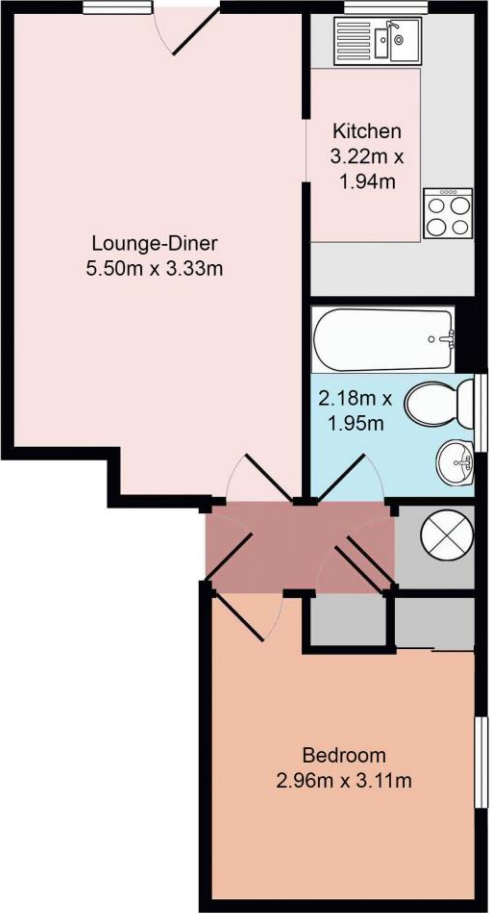




24, Village Mews, Vicarage Road, Marchwood, SO40 4SX  
£180,000

**brantons**





Accommodation

Lounge-Diner

18' 1" x 10' 11" (5.50m x 3.33m)

Bedroom

9' 9" x 10' 2" (2.96m x 3.11m) Plus Wardrobes

Kitchen

10' 7" x 6' 4" (3.22m x 1.94m)

Bathroom

7' 2" x 6' 5" (2.18m x 1.95m)

Property

Brantons Independent Estate Agents are delighted to offer for sale this purpose built ground floor flat situated in a small desirable development within the popular village of Marchwood. The accommodation is comprised of a double bedroom with built-in wardrobe, spacious lounge-diner, modern kitchen, and bathroom.

Additional features include private resident's car parking, double glazing and direct access to the communal garden from the property itself. Properties of this nature make for an excellent first purchase or 'buy-to-let' and Brantons suggest an early viewing will be necessary to full appreciate the location and accommodation on offer.

Features

▪ Modern Ground Floor Maisonette

▪ Double Bedroom with Fitted Wardrobe

▪ Lounge-Diner

▪ Modern Kitchen

▪ Contemporary Bathroom

▪ Allocated Car Parking

▪ Ideal First Purchase or Rental Investment

▪ 88 Years Remaining on Lease (+ Share of Freehold)

▪ Service Charge: 425 Pounds per Quarter

▪

Information

Local Authority: New Forest District Council

Council Tax Band: A

Tenure Type: Leasehold

School Catchments

Infant: N/A

Junior: N/A

Senior: N/A

Distances

Motorway: 4.2 miles

Southampton Airport: 11.5 miles

Southampton City Centre: 7.5 miles

New Forest Park Boundary: 0.7 miles

Train Stations

Ashurst: 4.5 miles

Totton: 3.6 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 Rumbidge 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

Energy Performance

Energy performance certificate (EPC)

Vicarage Road  
Marchwood  
SOUTHAMPTON  
SO40 4

Energy rating  
**D**

Valid until: 21 February 2027  
Certificate number:

Property type

Ground-floor flat

Total floor area

41 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 D. It has the potential to be D.

[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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	68 D
39-54	E		
21-38	F		
1-20	G		

The Property Ombudsman

Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | [www.brantons.co.uk](http://www.brantons.co.uk) | [enquiries@brantons.co.uk](mailto: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.



