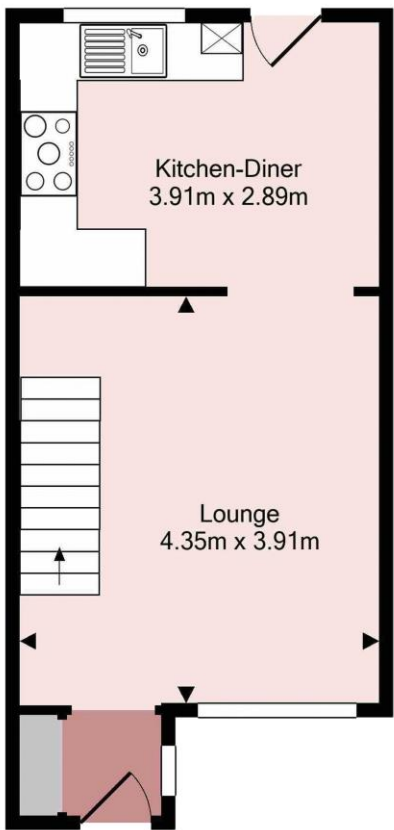


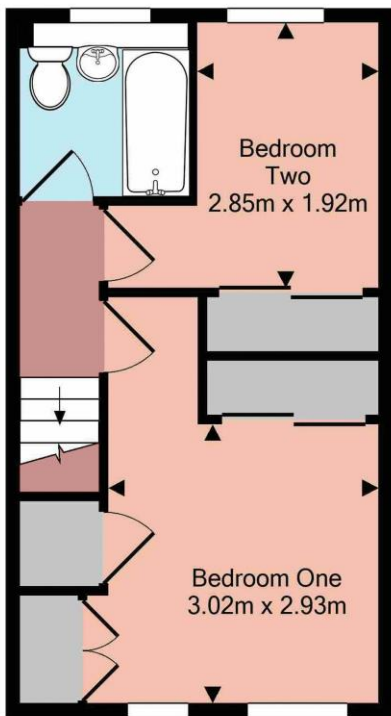


3, Evergreen Close, Marchwood, SO40 4XU
£280,000

brantons



Ground Floor



1st Floor



Accommodation

Lounge

14' 3" x 12' 10" (4.35m x 3.91m)

Kitchen-Diner

9' 6" x 12' 10" (2.89m x 3.91m)

Bedroom One

9' 11" x 9' 7" (3.02m x 2.93m) Plus Wardrobes

Bedroom Two

9' 4" x 6' 4" (2.85m x 1.92m) Plus Wardrobes

Bathroom

6' 4" x 6' 2" (1.93m x 1.89m)

Garage

16' 5" x 8' 4" (5.00m x 2.55m)

Property

An opportunity arises to purchase this mid-terrace house situated in a desirable cul-de-sac location within the popular residential area of Marchwood. The ground floor layout is comprised of a spacious lounge and modern kitchen with open-plan dining area.

The first floor consists of two bedrooms both with built-in wardrobes and from the landing a modern bathroom. Additional features of the property include off road parking, garage and low maintenance South-Westerly facing garden with a good degree of privacy. The property would be ideally suited to first time buyers or ‘Buy-To-Let’ investors alike and early comes highly recommended as strong interest is anticipated.

Features

- Modern Mid Terrace Home
- Two Bedrooms With Built-In Wardrobes
- Spacious Lounge
- Contemporary Kitchen
- Dining Area

- Off Road Parking & Garage
- Low Maintenance Rear Garden
- Close Proximity To Local Amenities
- Recently Installed Double Glazed Windows
- Ideal First Purchase Or Rental Investment

Information

Local Authority: New Forest District Council

Council Tax Band: B

Tenure Type: Freehold

School Catchments

Infant: Marchwood

Junior: Marchwood

Senior: Applemore / Noadswood

Distances

Motorway: 4.0 miles

Southampton Airport: 11.7 miles

Southampton City Centre: 7.3 miles

New Forest Park Boundary: 0.9 miles

Train Stations

Ashurst: 5.1 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 forth left onto Wood Glade Close and then turn left into Evergreen Close.

Energy Performance

8/1/22, 12:47 PM

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

Energy performance certificate (EPC)

Marchwood
SOUTHAMPTON
SO40 4

Energy rating
C

Valid until: 27 July 2032
Certificate number: .

Property type

Mid-terrace house

Total floor area

59 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 C. 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

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

70 | C

80 | B

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

1/4

