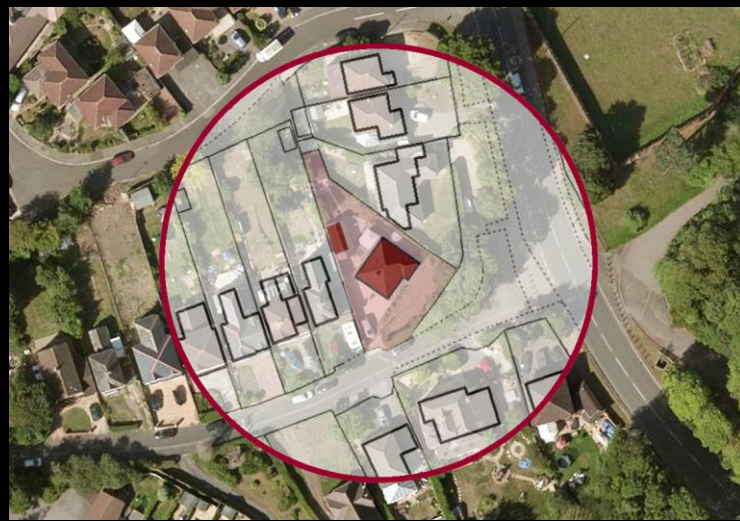




Marchwood  
£310,000

**brantons**





## Accommodation

<b>Lounge</b>	13' 0" x 12' 0" (3.95m x 3.66m)	<b>W.C</b>	5' 7" x 2' 9" (1.69m x 0.83m)
<b>Dining Room</b>	9' 2" x 8' 0" (2.80m x 2.44m)	<b>Garage</b>	21' 4" x 10' 11" (6.51m x 3.32m)
<b>Kitchen</b>	10' 0" x 10' 3" (3.05m x 3.12m)		
<b>Conservatory</b>	9' 7" x 9' 2" (2.93m x 2.80m)		
<b>Bedroom One</b>	10' 11" x 9' 11" (3.34m x 3.03m)		
<b>Bedroom Two</b>	10' 11" x 8' 1" (3.33m x 2.46m)		
<b>Shower Room</b>	5' 7" x 5' 7" (1.70m x 1.70m)		

## Property

Brantons Independent Estate Agents are delighted to offer for sale this charming detached bungalow situated in quiet non-estate position within the village of Marchwood.

The accommodation is comprised of two double bedrooms, two reception rooms, conservatory, kitchen and shower room with separate W.C. Additional features of the property include gated driveway parking for several vehicles leading to a detached garage and mature established gardens that benefit from a good degree of privacy and seclusion.

The bungalow is situated in a desirable non-estate cul-de-sac road that's within walking distance of shops, local amenities and bus routes. No forward chain is offered and an early internal inspection is a must to avoid any later disappointment.

## Features

- Charming Detached Bungalow
- Two Double Bedrooms
- Two Reception Rooms
- Kitchen & Conservatory
- Shower Room & W.C
- Gated Driveway Parking
- Large Detached Garage
- Private Established Plot
- Non-Estate Village Location
- No Forward Chain Offered

## Information

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

## Distances

**Motorway:** 4.0 miles  
**Southampton Airport:** 11.4 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 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 Bury Road. Take the fifth left into Old Cracknore Close. The property will be found on the left hand side.

## Energy Performance

### Energy Performance Certificate

**Marchwood, SOUTHAMPTON, SO40 4**

<b>Dwelling type:</b>	Detached bungalow	<b>Reference number:</b>	RdSAP, existing dwelling
<b>Date of assessment:</b>	18 August 2018	<b>Type of assessment:</b>	71 m²
<b>Date of certificate:</b>	20 August 2018	<b>Total floor area:</b>	

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,199</b>
<b>Over 3 years you could save</b>	<b>£ 711</b>

#### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 153 over 3 years	<div> <p>You could save £ 711 over 3 years</p> </div>
Heating	£ 1,500 over 3 years	£ 1,134 over 3 years	
Hot Water	£ 453 over 3 years	£ 201 over 3 years	
<b>Totals</b>	<b>£ 2,199</b>	<b>£ 1,488</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

#### Energy Efficiency Rating

Vary energy efficient - lower running costs

Current: 63, Potential: 85

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

#### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 207
2 Low energy lighting for all fixed outlets	£25	£ 81
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 66

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



