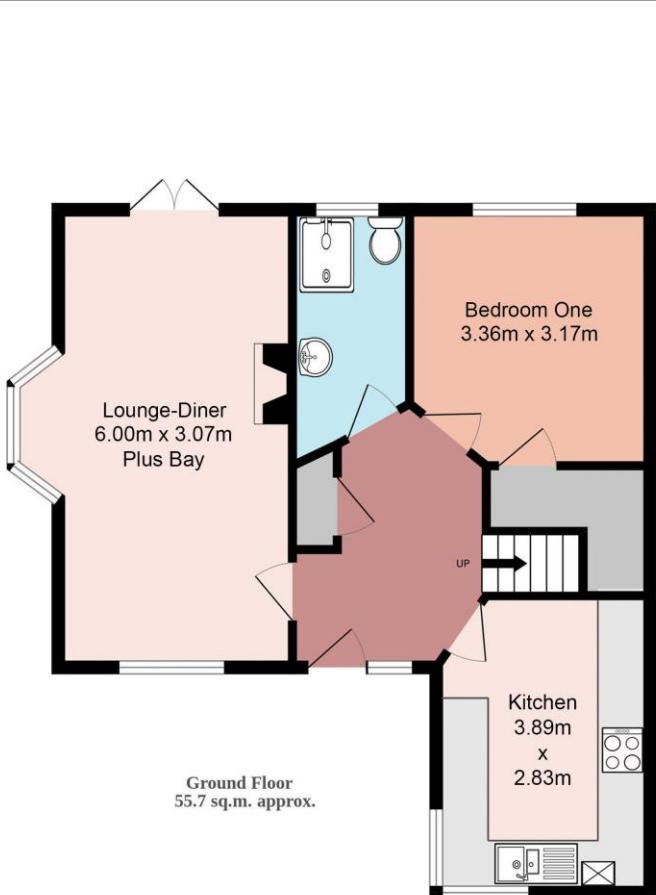




1 St Johns Court, Main Road, Marchwood, SO40 4SG
£310,000

brantons



Accommodation

Hall 11' 7" x 8' 9" (3.53m x 2.66m) Maximum

Lounge-Diner 19' 8" x 10' 1" (6.00m x 3.07m) Plus Bay

Kitchen 12' 9" x 9' 3" (3.89m x 2.83m)

Shower Room 10' 2" x 5' 1" (3.10m x 1.55m) Maximum

Bedroom One 11' 0" x 10' 5" (3.36m x 3.17m)

Bedroom Two 12' 5" x 16' 0" (3.79m x 4.87m)

Bedroom Three 10' 0" x 9' 11" (3.04m x 3.03m) Reduced

Loft Area 9' 1" x 13' 3" (2.76m x 4.05m) Reduced Headroom

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 fifth left into St Johns Court.

Property

An exciting opportunity arises to purchase this charming bungalow (restricted to resident's over 55) situated in a desirable cul-de-sac location within the ever popular residential area of Marchwood. The ground floor layout is comprised of a spacious lounge-diner with bay window, feature fireplace and French doors, and there is also a modern kitchen with dual aspect window and integrated fireplace. From the hall is also a ground level bedroom (currently set up as a dining room), and a contemporary shower room. The first floor consists of two bedrooms with the master being a good size and benefiting from a built in wardrobe. Additional features of the property include a large loft area, accessed via the half landing, resident's parking, and a private enclosed garden which enjoys a good degree of privacy. Brantons suggest that an early comes highly recommended as strong interest is anticipated.

Features

- Charming Modern Bungalow (Restricted to Resident's Over 55)
- Three Bedrooms with Large Master
- Spacious Lounge-Diner with Bay Window & French Doors
- Modern Kitchen with Integrated Appliances
- Contemporary Shower Room
- Large Storage Loft Area Accessed via Half Landing
- Resident's Car Parking
- Well Maintained Front Garden with Gated Side Access
- Private Enclosed Rear Garden
- Situated within Close Level Walking Distance to Amenities

Information

Local Authority: New Forest District Council

Council Tax Band: C

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

Energy Performance

Energy performance certificate (EPC)

1 St. Johns Court Main Road Marchwood SOUTHAMPTON SO40 4SG	Energy rating C	Valid until: 25 June 2035
Property type Semi-detached bungalow	Total floor area 80 square metres	Certificate number: 0235-6126-6500-0256-2226

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

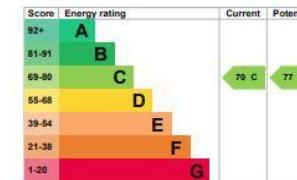
The graph shows this property's current and potential energy rating.

This property's energy rating is C. It has the potential to be C.

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.

See how to improve this property's energy efficiency.

For properties in England and Wales:



the average energy rating is D
the average energy score is 60

