



Rosewood Gardens, Marchwood
Southampton

£250,000

Property Type: Terraced House

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

We are pleased to offer this well-presented three-bedroom terraced home tucked away within a pleasant Marchwood cul-de-sac. Ideal for first-time buyers, the property features a generous lounge/dining room, fitted kitchen, conservatory with utility space, three bedrooms and a modern bathroom. Outside benefits include a private south-easterly rear garden, two allocated parking spaces and a garage, all within easy reach of local shops, schools and transport links.

- Three Bedroom Terraced Home
- Ideal First-Time Buyer Opportunity
- Pleasant Marchwood Cul-De-Sac Position
- Generous Lounge And Dining Room
- Conservatory With Utility Space
- Private South-Easterly Rear Garden
- Two Allocated Parking Spaces
- Garage Within Nearby Block
- Convenient For Schools, Shops And Transport Links

Hamwic Independent Estate Agents are delighted to offer for sale this well-presented three-bedroom terraced home, pleasantly positioned at the end of a cul-de-sac within the popular village of Marchwood.

Ideally suited to first-time buyers, young families or those looking for a practical low-maintenance home, the property offers a generous lounge/dining room, fitted kitchen, conservatory with useful utility space, three bedrooms and a modern family bathroom.

Outside, the property benefits from a private south-easterly facing rear garden, two allocated parking spaces and a garage positioned within a nearby block of three. The combination of parking, garaging and private outside space makes this a particularly appealing proposition within this price range.

Council Tax Band C - NFDC / Freehold





The property is approached via an entrance porch which opens into the principal ground-floor accommodation. The comfortable and well-proportioned lounge/dining room is naturally arranged into separate living and dining zones whilst retaining an open feel. Features include a double glazed front aspect window, wall-mounted electric fire, three radiators and textured ceiling, with stairs rising to the first floor and a useful recessed area beneath. Sliding doors lead into the conservatory, whilst an opening provides direct access to the kitchen.

The kitchen is fitted with a range of base and eye-level cupboards and drawers, complemented by work surfaces and an inset stainless steel sink with mixer tap and drainer. Cooking facilities include a double electric oven, four-ring electric hob and extractor hood, with space for a dishwasher. The Glow-worm gas central heating boiler is housed within a cupboard, whilst further features include tiled flooring, textured ceiling and a double glazed rear aspect window.

The conservatory provides valuable additional ground-floor space and works particularly well as a garden room and utility area. Work surfaces provide useful preparation and storage space, with dedicated areas for a washing machine and tumble dryer, together with space for a fridge/freezer. Further features include tiled flooring, power and lighting, polycarbonate roof and glazed sliding doors opening directly onto the rear garden.

Stairs rise to the first-floor landing, where an airing cupboard houses the hot water cylinder and fitted immersion heater. The loft is accessed via a ladder and benefits from fitted lighting and partial boarding, providing useful additional storage. Doors lead to all three bedrooms and the family bathroom.

Bedroom One is a particularly generous principal bedroom spanning much of the front of the property, with two double glazed front aspect windows providing plenty of natural light, together with fitted carpet and radiator. Bedroom Two is positioned at the rear and features laminate flooring, textured ceiling, radiator and double glazed rear aspect window. Bedroom Three is also rear facing and benefits from laminate flooring and double glazed window, making it ideal as a child's bedroom, nursery or home office.

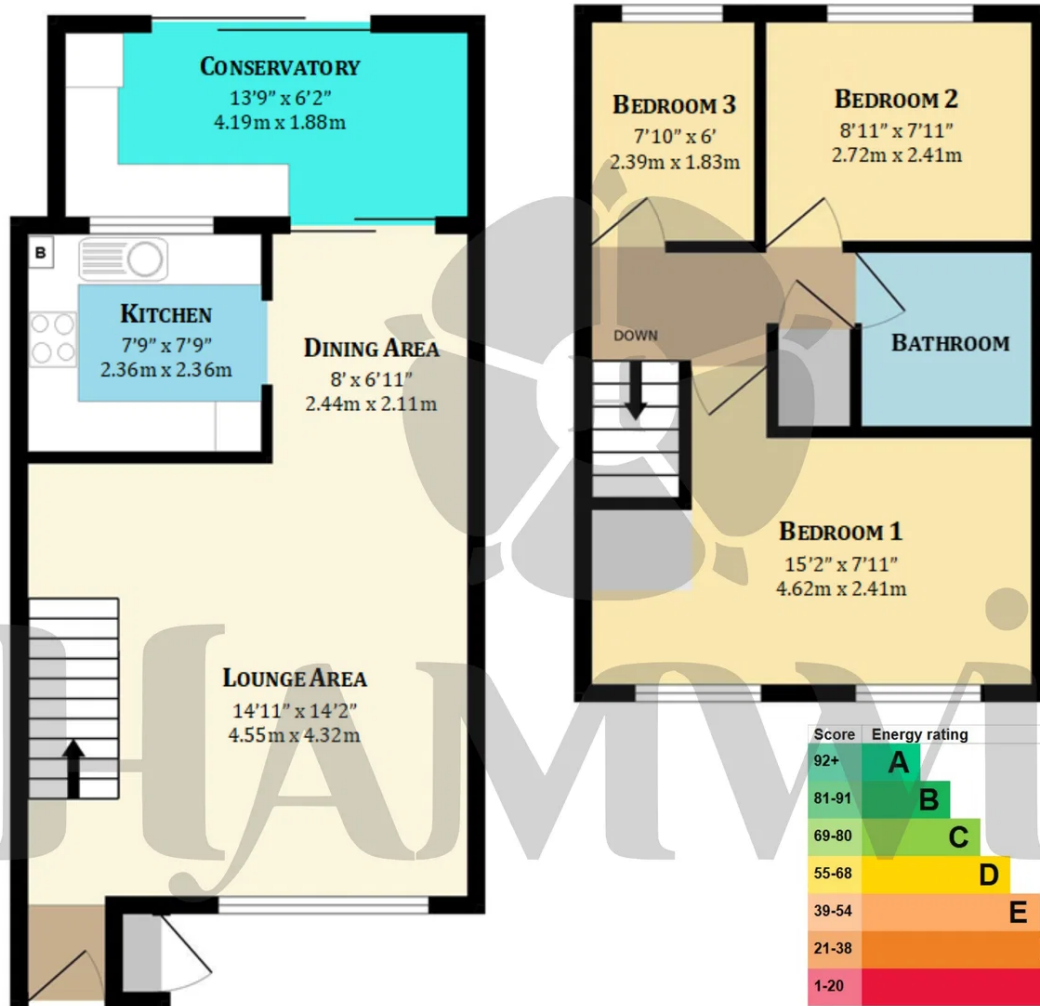
The family bathroom has tiled walls and flooring and is fitted with an enclosed bath with mixer tap, electric shower and screen, low-level WC and pedestal wash hand basin with mixer tap. Further features include a heated towel rail, smooth ceiling and extractor fan.

The rear garden is a particularly appealing feature, enjoying a south-easterly aspect and good privacy. Predominantly laid to lawn and patio, it provides a practical combination of space for outdoor seating, entertaining and family use. An outside water tap and power socket are provided, while a pedestrian gate at the rear gives convenient access towards the allocated parking spaces and garage block.

The property benefits from a brick-built garage within a nearby block of three, occupying the middle garage. Constructed beneath a pitched tiled roof, the garage is accessed via an up-and-over door and also benefits from roof storage. In addition, there are two allocated parking spaces, providing excellent parking provision.

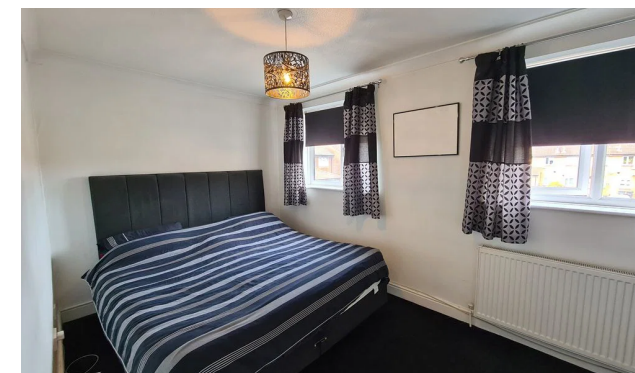
Rosewood Gardens is situated within the popular village of Marchwood, offering a pleasant residential setting with excellent access to everyday amenities. The village provides local shops, pubs, schools and regular bus connections, whilst nearby road links offer convenient access towards Totton, Southampton and the wider New Forest area. Marchwood is also well placed for those who wish to travel to the city via the New Forest Railway, which runs from Southampton to Winchester.





All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding. Hamwic Independent Estate Agents Ltd accepts no liability for errors or omissions.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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