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Independent Estate Agents



Rosewood Gardens, Marchwood, SO40
Southampton

£250,000

Property Type: End of Terrace House

Bedrooms: 2 | Bathrooms: 1 | Receptions: 2

Hamwic Estate Agents are delighted to present this well-presented two bedroom end of terrace home, tucked away within a popular cul-de-sac in Marchwood. Priced at £260,000, the property offers a bright and practical layout, a south-easterly facing rear garden, a conservatory with bar area, and the added benefit of a garage in a nearby block. An ideal purchase for first-time buyers, downsizers or investors alike.

- Two Bedroom End Of Terrace House
- Popular Cul-De-Sac Location
- South-Easterly Facing Rear Garden
- Modern Kitchen
- Spacious Rear Lounge With Garden Access
- Conservatory With Bar Area
- Garage In Nearby Block
- Ideal First Time Or Investment Purchase
- Convenient Access To Southampton & The New Forest

Location - Rosewood Gardens is situated in the heart of Marchwood, a popular residential area offering excellent access to local shops, schools and amenities. The location is ideal for commuters, with convenient road links to Southampton city centre, the New Forest National Park, and surrounding areas. Marchwood also benefits from nearby waterside walks and green spaces, making it a well-balanced location for both lifestyle and practicality.

Disclaimer - These particulars are believed to be accurate but are set out as a general guide only. They do not constitute any part of an offer or contract. Measurements, services, appliances and fittings have not been tested and no warranty can be given. Buyers are advised to verify all details through their legal representative prior to exchange of contracts.





A canopied entrance provides shelter on arrival and leads to a useful external storage cupboard, housing the gas and electric meters, before entering the main accommodation.

Kitchen - Positioned to the front aspect, the kitchen is fitted with modern grey cabinetry complemented by wooden work surfaces. The room features a smooth ceiling, tiled surrounds, and a double glazed window allowing for plenty of natural light. There is space for a cooker, fridge/freezer and washing machine, along with a sink unit with mixer tap and drainer. The wall-mounted gas central heating boiler is neatly positioned, creating a clean and functional cooking space.

Lounge - To the rear of the property, the lounge offers a comfortable and welcoming living area. Finished with a textured and coved ceiling, carpeted flooring, radiator, stairs rising to the first floor, which benefits from useful under-stairs storage. Double glazed sliding doors and further double glazed double doors open directly into the conservatory and garden, enhancing the sense of space and connection to the outdoors.

Conservatory - An impressive addition to the home, the conservatory is fully glazed to the side and rear aspects, with a vaulted polycarbonate roof flooding the room with light. Finished with engineered laminate flooring, this versatile space also features an attractive wooden bar area with seating recess and radiator and making it ideal for entertaining or relaxing year-round. Double doors open onto the rear garden.

First Floor - The landing provides access to a part-boarded loft and an airing cupboard housing the hot water tank and immersion heater.

Bedroom One - A well-proportioned double bedroom overlooking the rear garden, featuring a smooth ceiling, carpeted flooring, radiator and double glazed window.

Bedroom Two - A comfortable second bedroom to the front aspect, again finished with a smooth ceiling, carpet, radiator and double glazed window.

Bathroom - The bathroom is fitted with a white suite comprising a panelled bath with electric shower over and screen, wash hand basin and low-level WC. The room benefits from part tiled and panelled walls, engineered laminate flooring, radiator and an obscure double glazed window to the front.

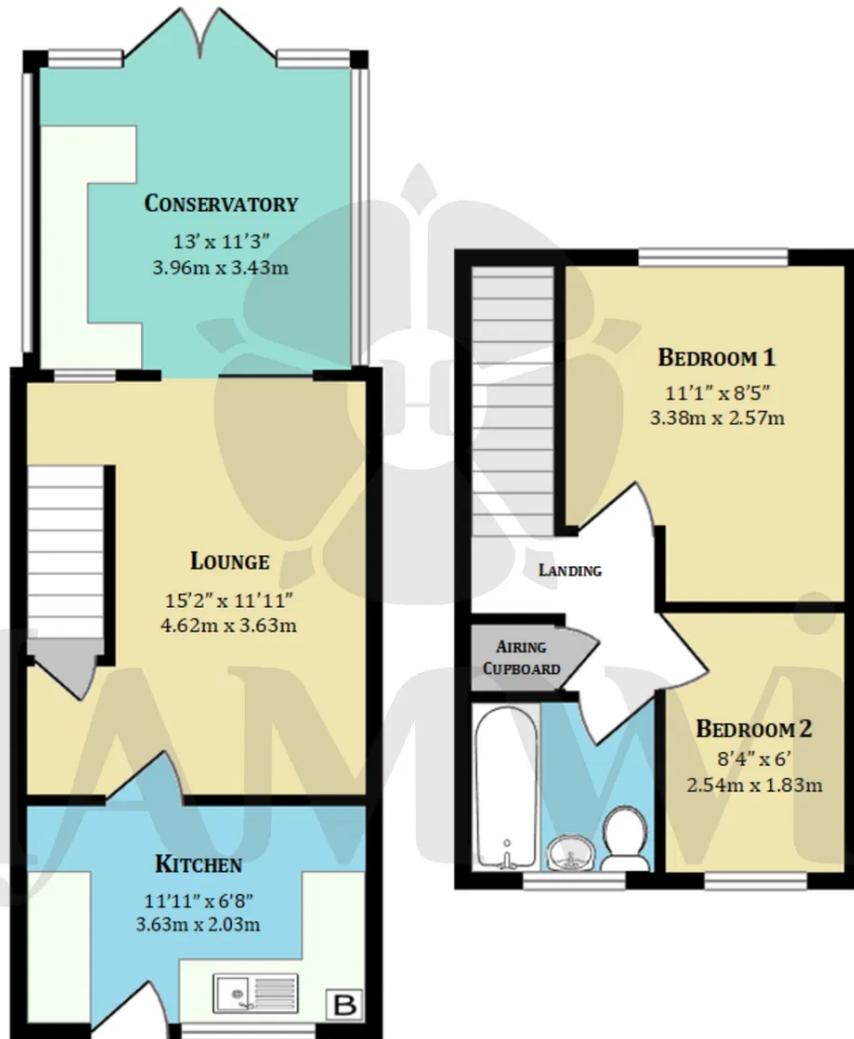
Outside - The south-easterly facing rear garden is a generous size and fully enclosed by timber fencing, offering a good degree of privacy. Designed for low maintenance, it is mainly laid to shingle with a raised lawn area, raised planters and side gate providing rear access. An outside tap is also fitted.

Garage & Parking - The property benefits from a brick-built garage located in a nearby block, complete with an up and over door and pitched, tiled roof offering useful roof storage. Casual parking is available directly in front of the property.

Tenure: Freehold

Council Tax Band: B





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.

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