



12 Pebble Court

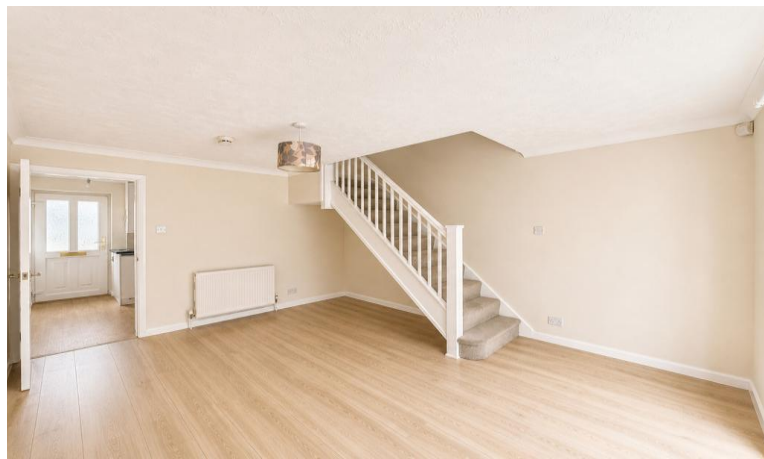
Marchwood, Southampton

- Mid-Terrace House
- Two Bedrooms
- Kitchen
- Lounge / Diner

Asking Price Of - £225,000

EPC Rating

C





Property Description

ENTRANCE HALL Step through the attractive UPVC half-glazed front door into a welcoming entrance hall, where oak wood-effect vinyl flooring adds a touch of warmth and style. Practical touches such as a metered cupboard and a radiator offer function and comfort, setting the tone for the rest of the home. From here, there is easy access to both the well-appointed kitchen and a spacious lounge/diner area, ideal for entertaining or relaxing with family.

KITCHEN 8' 52" x 7' 93" (3.76m x 4.5m) The kitchen is a real highlight, offering a welcoming space with an abundance of oak wood-effect vinyl flooring and a front aspect UPVC double glazed window that fills the room with natural light. Thoughtfully designed, the kitchen benefits from a range of oak floor and wall-mounted cupboards complemented by sleek laminate worktops



and stylish blue mosaic splash back tiles, creating an attractive and functional area for everyday meal preparation.

Cooking at home is a joy, thanks to a free-standing electric cooker complete with an overhead extractor fan. Added touches include a built-in Neff dishwasher and a Belling washing machine, providing efficiency and convenience for busy households. There is ample space to accommodate both a fridge and freezer, catering to all your storage needs. The sink is crafted from stainless steel, set alongside a modern Valliant boiler for trusted hot water and central heating.



LOUNGE/DINER 15' 55" x 11' 85" (5.97m x 5.51m) A spacious lounge and dining area, filled with natural light from stylish rear aspect UPVC double glazed doors that open onto the garden-ideal for entertaining guests or enjoying an evening at home. The attractive white wood effect laminated flooring provides a contemporary, welcoming environment, complemented by a modern radiator that ensures warmth all year round. Smartly designed stairs lead to the upper level, maximising space on the ground floor.



BATHROOM 8' 58" x 5' 85" (3.91m x 3.68m) Bathroom features a striking oak wood effect vinyl flooring, offering both style and easy maintenance. Natural light fills the space thanks to the front aspect obscure UPVC double glazed window, with an accompanying made-to-measure blind for maximum privacy. The bathroom is thoughtfully laid out, with a modern bath complemented by a Triton electric shower and sleek glass shower screen. Clever built-in storage beneath the sink and an additional airing cupboard with water tank further enhance day-to-day convenience.

Distinctive orange tiling lends a sense of warmth and personality, while the white suite-with its crisp W.C. and clean lines-offers a timeless background. Finishing touches such as a vanity mirrored cupboard and efficient radiator complete this inviting interior.



LANDING Upon ascending the staircase, you are greeted by a bright landing area adorned with beige carpets, creating a warm and comfortable ambiance. The landing provides access to all upstairs rooms as well as convenient loft access-ideal for additional storage or potential development.

BEDROOM ONE 12' 69" x 11' 88" (5.41m x 5.59m) The standout bedroom is a generous double,



enhanced by a rear aspect UPVC double glazed window that allows plenty of natural light to cascade through the room. Warmth and comfort are assured with the inclusion of a quality beige carpet and an efficient radiator, while the useful recessed area provides additional storage or reading space.

BEDROOM TWO 13' 44" x 8' 33" (5.08m x 3.28m)

Bedroom two, thoughtfully designed as a comfortable small double. Featuring a front aspect UPVC double-glazed window complete with a fitted blind, this space enjoys an abundance of natural light, creating a restful environment ideal for relaxation or work. The room is adorned with a beige carpet underfoot, ensuring comfort, and is fitted with a radiator to guarantee warmth year-round.

REAR GARDEN Double doors open directly onto a rear garden-a wonderful haven for entertaining or simply enjoying quiet moments at home. The garden features a fully enclosed design with rear gate access, ensuring privacy and security, while the artificial lawn at the back provides year-round greenery with minimal maintenance. At the front, a thoughtfully designed patio area is ideal for catching the morning sun with a cup of coffee.

FRONT DRIVE A well-maintained path leads you to the welcoming front door, with a smart shingled driveway providing off-road parking for one car. The thoughtfully arranged exterior offers convenient touches such as an efficient outside tap-ideal for gardeners-and spaces to put your bins. ensuring a tidy space.

LOCATION Situated in the sought-after village of Marchwood, this property provides an enviable blend of village tranquillity and modern convenience. Perfectly positioned close to an array of local shops, well-regarded schools, and accessible transport links, this home is ideal for anyone seeking a relaxed lifestyle with everything you need within easy reach.

Whether your day takes you to the stunning natural beauty of the New Forest, the inviting beaches along the south coast, or the vibrant city life of Southampton, all are a short journey away. Residents can enjoy countryside walks and bike rides in the New Forest National Park, picnics on tranquil beaches, and the thriving amenities Southampton has to offer, just a ten-minute drive from your doorstep.

Marchwood boasts a friendly and welcoming local community, with well-maintained green spaces, canalside walks, and convenient access to commuter routes and primary transportation links. Excellent schooling options cater to families, while nearby supermarkets, cafes, and essential services ensure daily ease.

This property gives you the rare opportunity to experience village charm while staying connected to city amenities, coast, and country alike. Arrange your viewing today and discover all that this fantastic location has to offer.

ADDITIONAL INFORMATION Presenting an inviting opportunity, this well-appointed home is perfectly suited for first-time buyers and astute investors alike. Offered to the market with no forward chain, this property ensures a smooth and hassle-free purchase process.

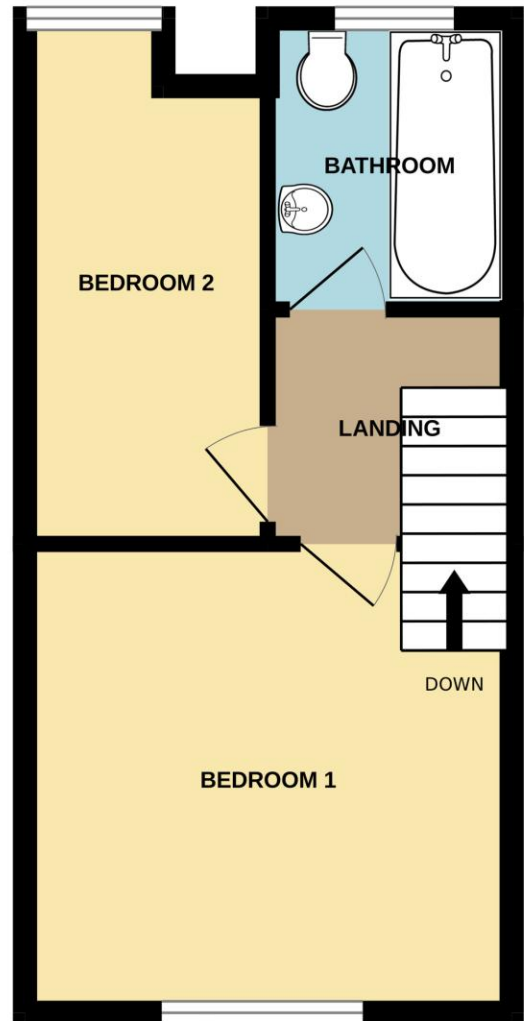
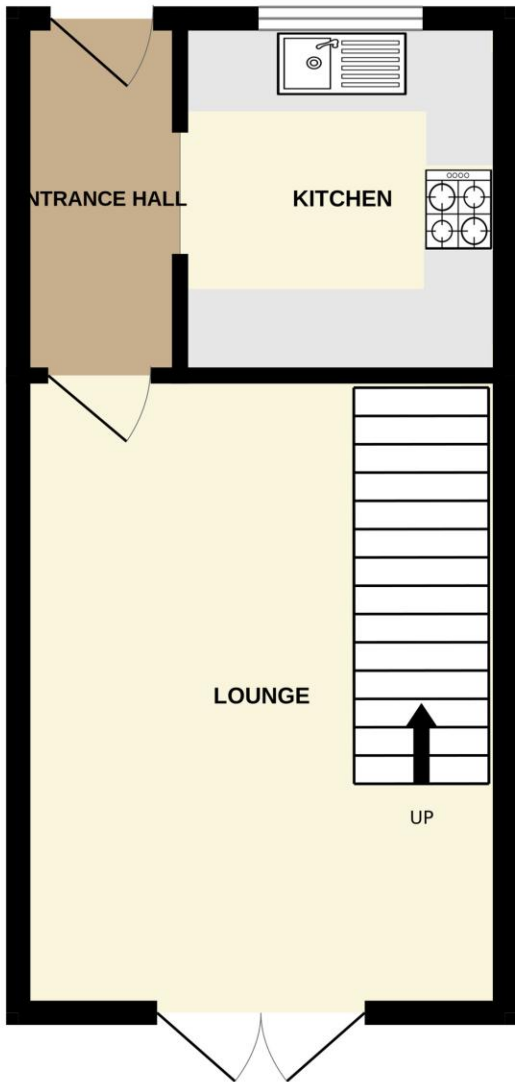
Nestled in a desirable residential area, the property occupies a convenient location benefitting from an array of local amenities. Within easy reach are well-regarded schools, accessible transport links, and a vibrant selection of shops and eateries, providing the essentials for comfortable everyday living. Excellent commuting options are available thanks to nearby public transport and major roads, keeping city and regional destinations close at hand.

Nature lovers and families will appreciate local green spaces and recreational facilities in the vicinity, providing opportunities for leisure and relaxation. The community's strong sense of neighbourhood spirit makes this an appealing setting to put down roots.

Details such as a council tax band of B and an impressive EPC rating of C signify affordable ongoing costs and efficient energy performance.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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