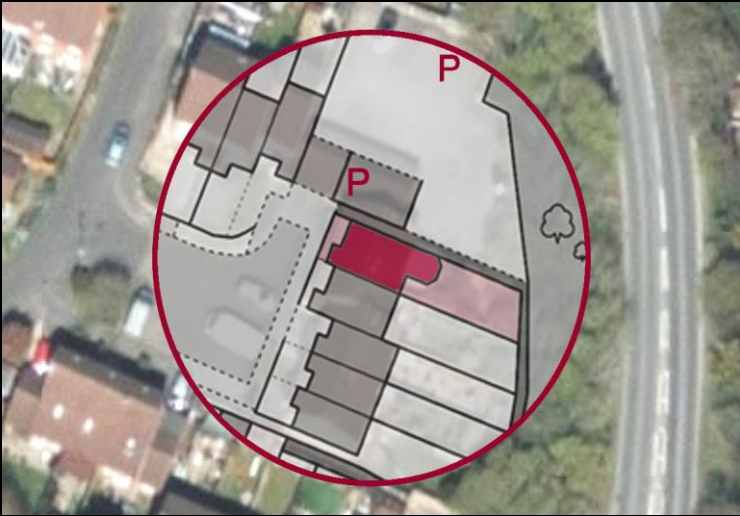
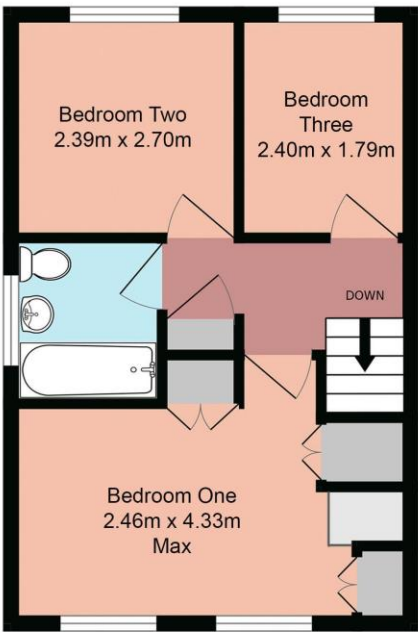
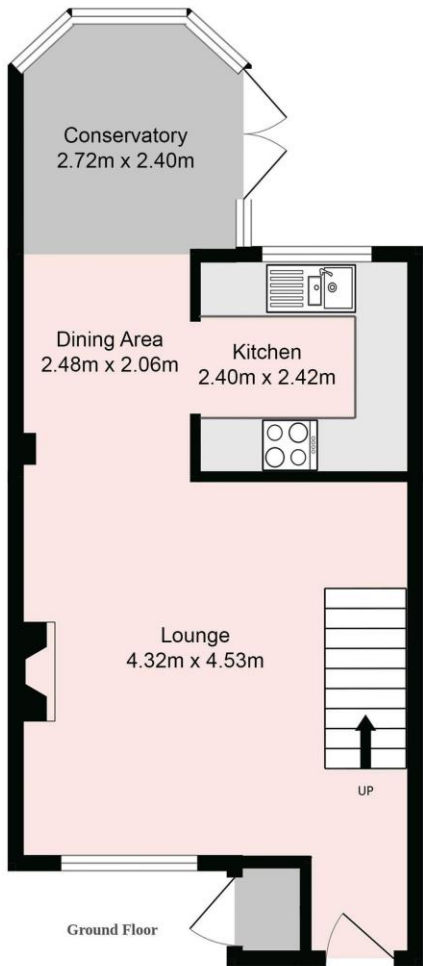




4, Malcroft Mews, Marchwood, SO40 4YZ
£285,000

brantons



Accommodation	
Lounge - 14' 2" x 14' 10" (4.32m x 4.53m)	Bedroom Two - 7' 10" x 8' 10" (2.39m x 2.70m)
Dining Area - 8' 2" x 6' 9" (2.48m x 2.06m)	Bedroom Three - 7' 10" x 5' 10" (2.40m x 1.79m)
Kitchen - 7' 10" x 7' 11" (2.40m x 2.42m)	Bathroom - 6' 0" x 5' 9" (1.82m x 1.75m)
Conservatory - 8' 11" x 7' 10" (2.72m x 2.40m)	-
Bedroom One - 8' 1" x 14' 2" (2.46m x 4.33m) Max	-

Property
Brantons Independent Estate Agents are delighted to offer for sale this modern end of terrace family home situated within a quiet cul-de-sac in the popular village of Marchwood. The ground floor features a welcoming lounge, with stairs rising to the first floor, while to the rear is a practical kitchen and dining area providing a sociable space for everyday living and entertaining. The kitchen benefits from a range of fitted units and work surfaces, and there is also a useful conservatory, which provides an additional reception space and enjoys views towards the rear. Upstairs, there are three bedrooms, including a generous master bedroom, together with a family bathroom. The remaining bedrooms offer flexibility for children, guests or home working. Externally, there is a private garden which is laid to lawn with patio seating area and a pleasant leafy green backdrop. There is parking within a covered carport and a further allocated parking space nearby. The house is well presented and has clean modern neutral decor throughout. We believe this home would make an ideal choice for first-time buyers, young families or those looking for a well-connected village home. Marchwood is a popular village situated close to the edge of the New Forest, while also providing convenient access to Southampton, Totton and the surrounding road network. The village offers a range of local amenities, schools and recreational facilities.

Features
NO FORWARD CHAIN - End of Terrace Family Home - Three Bedrooms - Spacious Lounge - Open Plan Dining Area - Fitted Kitchen - UPVC Conservatory with French Doors - Carport & Further Allocated Parking Space - Private Enclosed Rear Garden - Quiet Cul-de-sac Within Highly Regarded Residential Village

Information	Distances
Local Authority: New Forest District Council	Motorway: 4.2 miles
Council Tax Band: C	Southampton Airport: 11.5 miles
Tenure Type: Freehold	Southampton City Centre: 7.6 miles
School Catchments	New Forest Park Boundary: 1.1 miles
Infant: Marchwood	Train Stations
Junior: Marchwood	Ashurst: 5.0 miles
Senior: Applemore	Totton: 3.0 miles

Directions
From our office head south on Salisbury Road. At the roundabout take the third exit onto Ringwood Road. 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 a left turn onto the A326. At the next junction turn right just before the traffic lights onto Jacobs Gutter Lane. At the roundabout take the first exit onto Normandy Way. Take the third right into Autumn Road. Take the third left into Rosewood Gardens. Take the second right into Malcroft Mews

Energy Performance
Energy performance certificate (EPC) 4 Malcroft Mews Marchwood SOUTHAMPTON SO40 4YZ Energy rating C Valid until: 28 September 2033 Certificate number: 6000-0617-0222-6324-3173 Property type End-terrace house Total floor area 65 square metres 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). Energy rating and score This property's energy rating is C. It has the potential to be B. See how to improve this property's energy efficiency. The graph shows this property's current and potential energy rating. 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. For properties in England and Wales: the average energy rating is D the average energy score is 60 Score Energy rating Current Potential 92+ A 81-91 B 69-80 C 55-68 D 39-54 E 21-38 F 1-20 G 74 C 89 B

