



The Gulls, Marchwood, SO40
Southampton

Offers Over
£250,000

Property Type: Terraced House

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

- Beautifully Presented End Terrace Home
- Two Bedrooms
- Refitted Cream Shaker Style Modern Kitchen
- Conservatory With Insulated Tiled Roof
- West Facing Rear Garden
- Off Road Parking
- Recently Modernised Throughout
- Gas Central Heating
- Oak Internal Doors Throughout
- Popular Cul-De-Sac Location

Hamwic Independent Estate Agents are delighted to offer for sale this beautifully presented and recently modernised two bedroom end of terrace home, situated within a quiet and highly desirable cul-de-sac in Marchwood. The property has been thoughtfully improved throughout and benefits from a stylish refitted kitchen, impressive conservatory with insulated tiled roof, west-facing rear garden, off-road parking for three vehicles and gas central heating.

Further benefits include recently fitted carpets to the lounge, stairs, landing and second bedroom, attractive oak internal doors throughout, double glazed windows, a fully boarded loft with ladder and lighting, and vacant possession with no forward chain.

An internal viewing is highly recommended to fully appreciate the standard of accommodation on offer.

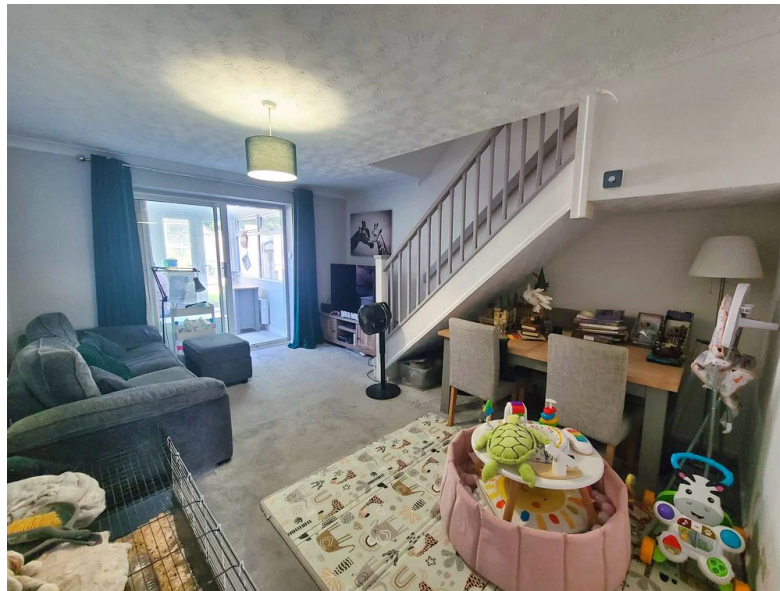
Additional Information

Tenure: Freehold

Construction: Brick Under Tiled Roof

Utilities: Mains Water, Mains Electricity, Gas Central Heating

Council Tax Band: B





Front - The property is approached via a driveway providing off-road parking for two vehicles. A pathway leads to the covered entrance with front door opening into the entrance hallway.

Entrance Hall - Featuring a radiator, recently refitted consumer unit (fuse board) and attractive oak internal door leading through to the lounge-dining room. Opening through to the kitchen.

Kitchen - A beautifully refitted cream shaker-style kitchen fitted with soft wood-effect work surfaces incorporating cupboards and drawers to the base level with matching eye-level units.

Integrated appliances include a dishwasher, electric oven, electric hob with extractor hood above, whilst further space is provided for a freestanding fridge/freezer and washing machine. Stainless steel sink unit with mixer tap, tiled splashbacks and double glazed front aspect window.

Lounge - Dining Room - A spacious reception room enjoying recently fitted carpet, radiator and staircase rising to the first floor. There is ample space for both lounge and dining furniture, whilst double glazed patio doors open directly into the conservatory, creating an excellent entertaining space.

Conservatory - A superb additional reception room benefiting from a recently installed fully insulated tiled roof, allowing comfortable year-round use. Double glazed windows to three sides together with two roof windows provide an abundance of natural light.

Further benefits include power, lighting, electric radiator and double doors opening directly onto the rear garden.

First Floor Landing - Recently fitted carpet, loft access with fitted ladder leading to the fully boarded loft complete with lighting. Oak internal doors leading through to all first floor accommodation.

Bedroom One - A generous double bedroom enjoying a double glazed rear aspect window overlooking the garden. Built-in wardrobe, radiator, fitted carpet and smooth ceiling.

Bedroom Two - Double glazed front aspect window, recently fitted carpet, radiator and smooth ceiling. Ideal as a guest bedroom, nursery or home office.

Bathroom - Modern white suite comprising attractive 'P'-shaped bath with mixer shower and glazed screen fitted above, vanity wash hand basin with storage beneath and low-level WC.

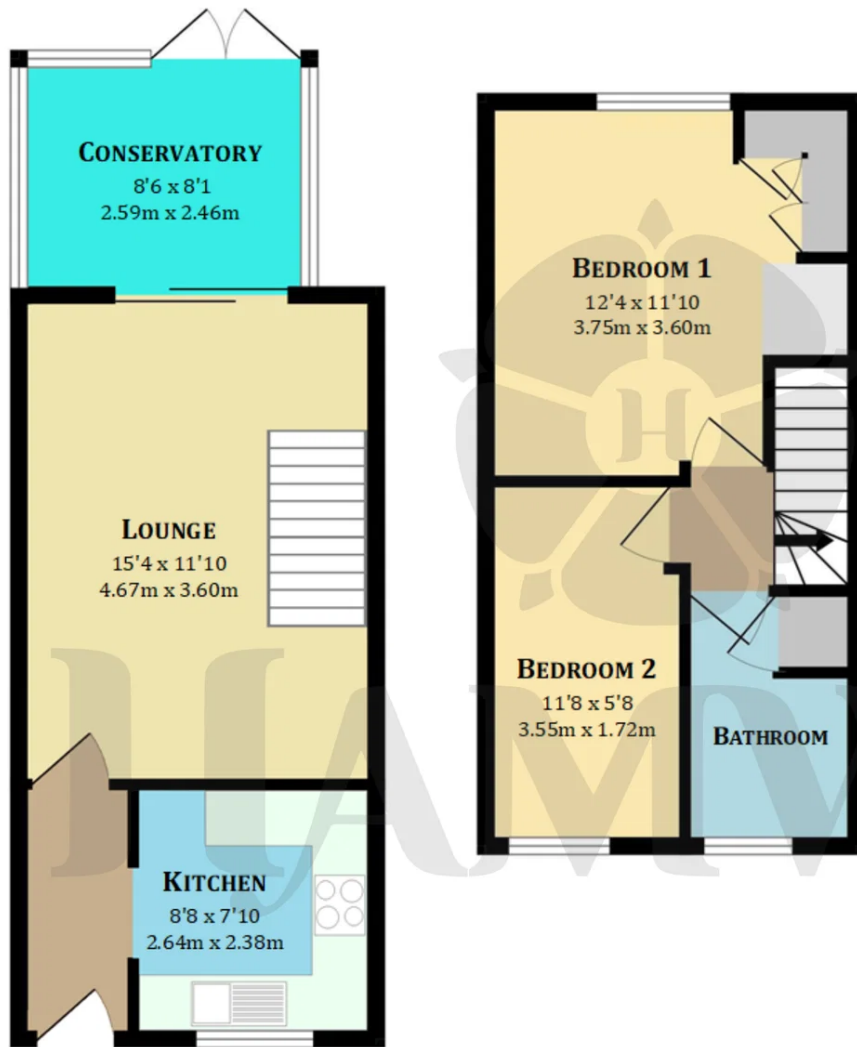
Fully tiled walls and floor, heated towel rail, obscure double glazed front aspect window and airing cupboard housing the gas combination boiler.

Outside / Rear Garden - The enclosed west-facing rear garden is low maintenance and landscaped. Immediately adjoining the property is a paved patio area, with the remainder laid mainly to lawn.

Further benefits include a timber garden shed, side pedestrian access and additional space suitable for a greenhouse or further planting.

Parking - The property enjoys excellent parking facilities with driveway parking for two vehicles to the front together with an additional allocated parking space situated within the nearby parking area to the side/rear of the property.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Trusted. Award Winning. Experts.

Hamwic Estate Agents

3 – 4 South Parade, Salisbury Road, Southampton SO40 3PY

02380 663999

enquiries@hamwicestateagents.co.uk

<https://www.hamwicestateagents.co.uk/>

