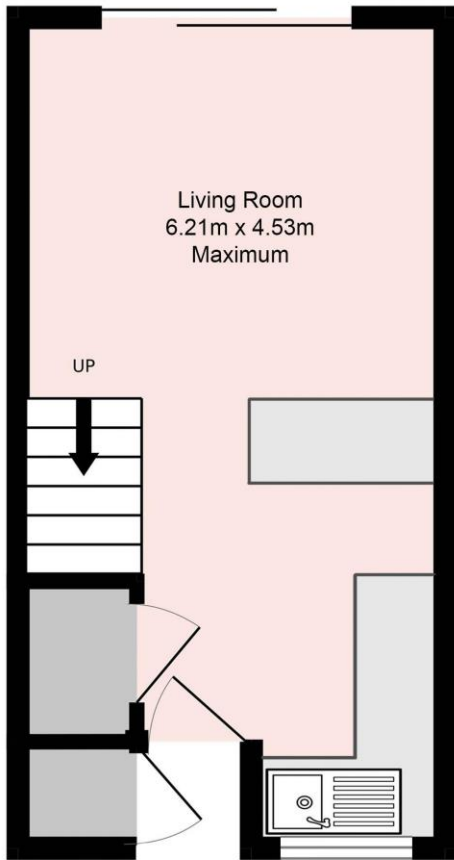
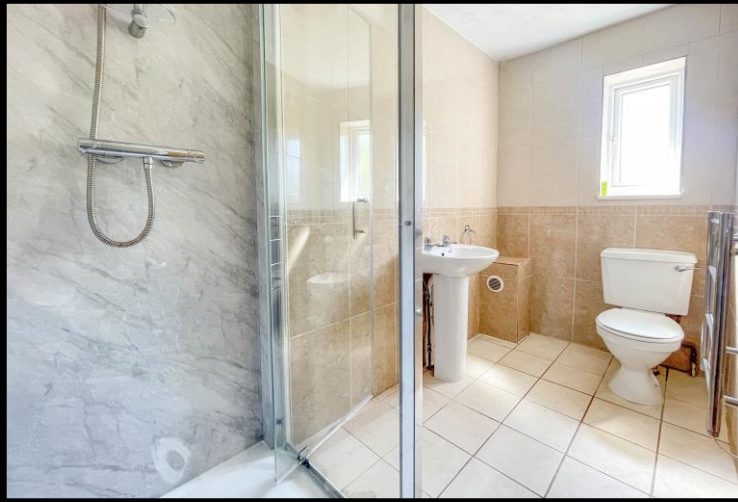


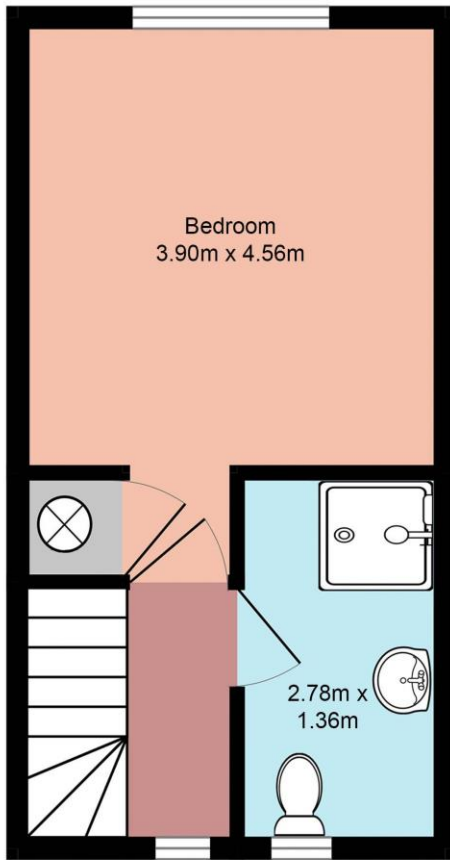


3, Shorefield Road, Marchwood, SO40 4SR
£220,000

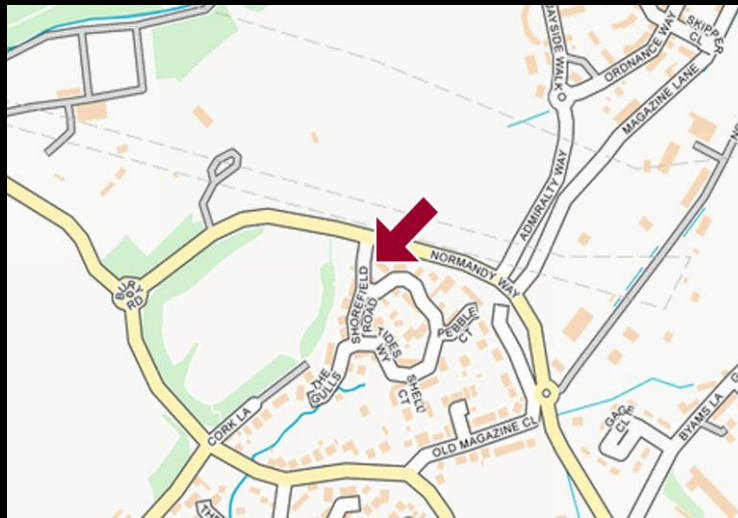
brantons



Ground Floor
20.5 sq.m. approx.



1st Floor
21.3 sq.m. approx.



Accommodation

Living Room

21' 0" x 10' 10" (6.40m x 3.31m)

Bedroom

11' 5" x 10' 10" (3.49m x 3.31m)

Shower Room

9' 1" x 4' 6" (2.78m x 1.36m)

Garage

16' 2" x 8' 2" (4.93m x 2.49m)

Property

Brantons Independent Estate Agents are delighted to offer for sale this mid terrace house situated in the preferred residential area of Marchwood.

The accommodation is comprised of a lounge with sliding patio doors, modern kitchen, double bedroom, and a contemporary shower room. Additional features include a garden that is laid to low maintenance aggregate with patio seating area and gated rear access.

An additional benefit of the property is the nearby garage with an off road space in front. Brantons suggest that an early viewing comes highly recommended as strong interest is anticipated.

Features

- *NO FORWARD CHAIN*
- Mid Terrace Home
- Double Bedroom
- Lounge with Sliding Patio Door
- Modern Kitchen

- Contemporary Shower Room
- Garage with Off Road Parking
- UPVC Double Glazing
- Ideal Starter Home or Downsize
- Convenient Location Close To Amenities

Information

Local Authority: New Forest District Council

Council Tax Band: B

Tenure Type: Freehold

School Catchments

Infant: Marchwood

Junior: Marchwood

Senior: Applemore

Distances

Motorway: 3.8 miles

Southampton Airport: 9.7 miles

Southampton City Centre: 8.2 miles

New Forest Park Boundary: 1.3 miles

Train Stations

Ashurst: 4.8 miles

Totton: 2.6 miles

Directions

From our office head south on Salisbury Road/A36. At the roundabout take the third exit onto Ringwood Road /A336. 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 the left turn onto A326. At the next junction turn left just before the traffic lights onto Jacobs Gutter Lane. At the roundabout take the first exit onto Normandy Way. Take the first right into Shorefield Road.

Energy Performance

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy rating

Totton
SOUTHAMPTON

Valid until

Certificate number

Property type

Total floor area

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is not F or G, it must be let, unless an exemption has been registered. You can read [guidance for landlords on the required energy efficiency standards \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards).

Energy efficiency rating for this property

[See how to improve this property's energy performance.](#)

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate>

