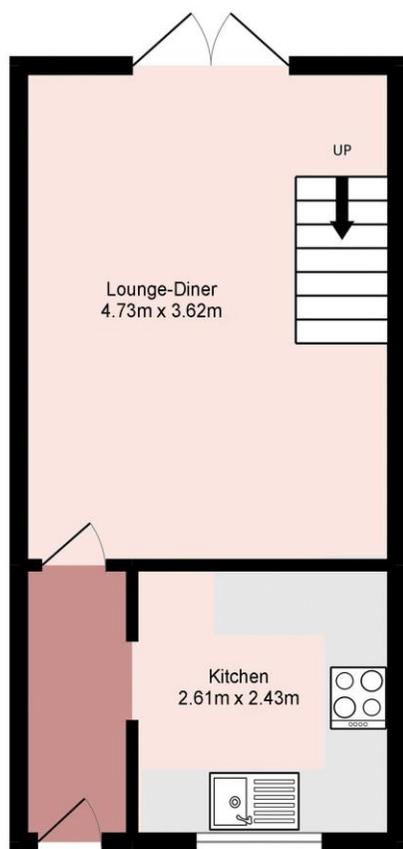


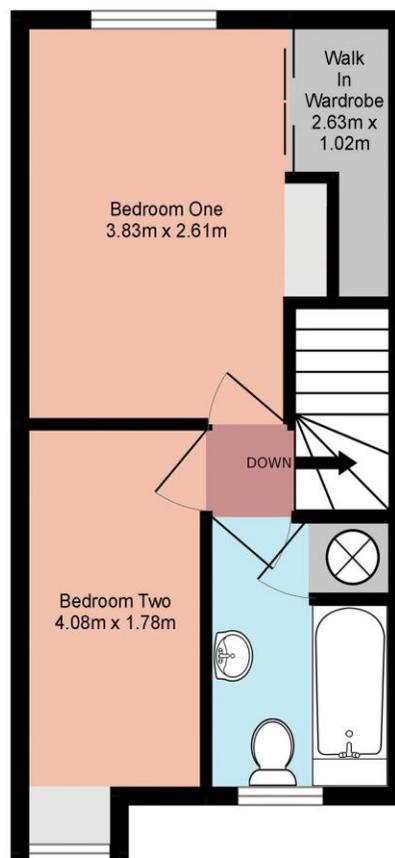


Marchwood  
£239,950

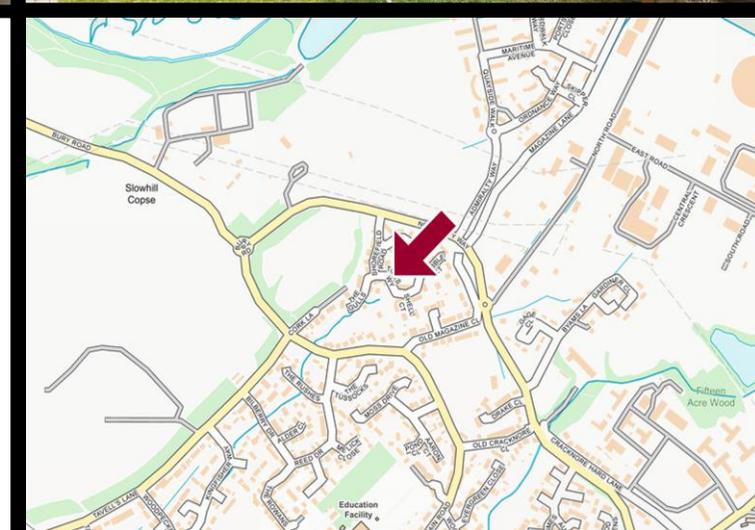
brantons



Ground Floor  
26.7 sq.m. approx.



1st Floor  
27.2 sq.m. approx.



## Accommodation

**Lounge** 15' 6" x 11' 11" (4.73m x 3.62m)

**Kitchen** 8' 7" x 8' 0" (2.61m x 2.43m)

**Bedroom One** 12' 7" x 8' 7" (3.83m x 2.61m)

**Bedroom Two** 13' 5" x 5' 10" (4.08m x 1.78m) Maximum

**Bathroom** 8' 8" x 5' 10" (2.65m x 1.78m)

## Property

Brantons Independent Estate Agents are pleased to present for sale this recently refurbished mid-terrace house situated within a popular residential area of Marchwood. The ground floor layout is comprised of an entrance hall, modern kitchen, and a spacious lounge-diner with French doors. The first floor accommodation consists of two bedrooms with the master benefiting from the use of a large walk in wardrobe, and from the landing there is a bathroom.

The front of the property provides off road parking with an additional allocated parking space adjacent and at the rear is a private enclosed garden that enjoys a pleasant leafy backdrop. No forward chain is offered and early viewing comes highly recommended.

## Features

- Recently Refurbished Mid-Terrace Home
- Two Bedrooms
- Spacious Lounge-Diner
- Well Presented Kitchen & Bathroom
- UPVC Double Glazing
- Two Parking Spaces
- Enclosed Garden With Rear Access
- Recently Installed Front Door & French Doors
- Recently Redecorated With New Carpets Throughout
- No Forward Chain Offered

## 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. Take the second left into Tides Way.

## Energy Performance

### Energy performance certificate (EPC)

Marchwood SOUTHAMPTON SO40 4	Energy rating <b>D</b>	Valid until: 8 November 2032 Certificate number: 2
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Property type: Mid-terrace house

Total floor area: 54 square metres

### Rules on letting this property

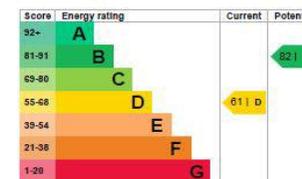
Properties can be let if they have an energy rating from A to E.

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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

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



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

[www.brantons.co.uk](http://www.brantons.co.uk)

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