



White Pines, Cracknore Hard Lane, Marchwood SO40 4UT

paul jeffreys



White Pines, Cracknore Hard Lane, Marchwood

A DETACHED BUNGALOW SITUATED ON AN APPROX 1/3 ACRE PLOT IN NEED OF COMPLETE RENOVATION AND MODERNISATION WITH SCOPE FOR EXTENSION OR POSSIBLY REDEVELOPMENT (STPP).

Double length garage, vacant possession.

ACCOMMODATION

Entrance lobby, lounge, open plan to dining room, open plan to kitchen, 3 bedrooms, bathroom, separate WC, lean to.

ENTRANCE LOBBY Glazed door with glazed side panel, radiator, storage cupboard, doorway with two glazed side panels to:

LOUNGE AREA c.6.16m x 3.90m (20'3" x 12'10"). Two front aspect windows, skirting radiator, storage unit, glazed door to inner hall and open access to

DINING AREA c.4.97m x 3.00m (16'4" x 9'10"). Side aspect window, skirting radiator, glazed door to lean to and open access to:

KITCHEN c.3.20m x 3.05m (10'6" x 10'). Comprising single drainer stainless steel sink unit with cupboard below and space and plumbing for automatic washing machine. Range of base units with cupboards and drawers with worktops above and tiled splashbacks, range of wall cupboards, floor mounted boiler (this does not work).

LEAN TO: c.3.94m x 3.47m (12'11" x 11'5"). Part glazed construction with glazed door to rear garden, door to driveway and part glazed door leading directly to garage.

INNER HALL Double airing cupboard with lagged tank, hatch to loft space and radiator.

BEDROOM 1 c.3.99m x 3.61m (13'1" x 11'10"). Side aspect window and radiator

BEDROOM 2 c.3.63m x 3.07m (11'11" x 10'1"). Side aspect window and radiator and built-in double wardrobe.

BEDROOM 3 c.3.58m x 2.85m (11'9" including wardrobes x 9'4"). Front aspect window, radiator and built-in double wardrobe.

BATHROOM White suite comprising panelled bath with fully tiled surround, wash hand basin with cupboard below, half tiled walls, radiator/chrome heated towel rail and rear aspect window.

SEPARATE WC WC and rear aspect window.

OUTSIDE

FRONT GARDEN: Mature hedging to front boundary, large lawned area and driveway with ample parking leading to **DOUBLE LENGTH GARAGE** of brick construction with door to rear garden. To the opposite side of the property there is a covered area/car port.



REAR GARDEN: Mainly laid to lawn, which is overgrown, measuring approximately 45m/ 150.ft in depth, door to garage and outside tap.

AGENTS NOTE The property has no mains gas and the heating was powered by oil (the current boiler is not working). The property is on mains drainage.

COUNCIL TAX BAND 'D' –Payable 2017/18 £1,637.99

EPC RATING 'E'

GROSS SQUARE MEASUREMENTS 119.9 sq. metres (1290.5 sq. feet) approx.

TENURE To be confirmed

AGENTS NOTE The property is of timber framed construction.

NOTE Paul Jeffreys have not tested any appliance mentioned in these particulars, including central heating and services and cannot confirm that they are in working order. All photographs are for guidance and items within the photographs may not be included in the sale.

DIRECTIONS Leave Hythe via Southampton Road and just before reaching the rounabout with the A326 turn right, signposted Marchwood. Pass through the village of Marchwood and continue on the Ring Road, Normandy Way. Turn right after a short way into Cracknore Hard and then turn left into Cracknore Hard Lane, pass the entrance to the Military Port and continue to the very end of the Road and White Pines will be found as the last property on the right hand side.

VIEWING STRICTLY BY APPOINTMENT

OPEN	Weekdays	9.00am – 6.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

PMD/TW/11.17





Ground Floor

Approx. 119.9 sq. metres (1290.5 sq. feet)



Total area: approx. 119.9 sq. metres (1290.5 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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