



2 Alder Close, Marchwood SO40 4YS

paul jeffreys



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AN IMPROVED ATTRACTIVE SEMI-DETACHED HOUSE
Gas central heating, double glazing, driveway with parking for 2 cars, garage with power & light, 2 conservatories, refitted kitchen & bathroom
Vendors suited.

ACCOMMODATION

Entrance porch, lounge, kitchen/diner, conservatory, 3 bedrooms, bathroom, garden.

ENTRANCE PORCH Part glazed UPVC front door, radiator, side aspect window, door to:

LOUNGE c.4.56m x 4.37m (15' x 14'4"). Two radiators, front aspect window.

KITCHEN/DINER c.4.52m x 2.91m (14'10" x 9'7"). Range of base units with cupboards and drawers, 1.5 bowl enamel sink unit, built in dishwasher, built in fridge/freezer, built in 'Bosch' oven & microwave, space & Plumbing for automatic washing machine, solid oak worktops, gas hob with stainless steel extractor above, range of wall cupboards, radiator, rear aspect window, 'Glow-Worm' gas boiler under worktop, opening to:

CONSERVATORY c.2.84m x 2.77m (9'4" x 9'1"). UPVC glazed construction with one solid wall, electric heater, door to rear.

LANDING Radiator, door to:

BEDROOM 1 c.3.30m x 2.51m (10'10" x 8'3"). Radiator, front aspect window.

BEDROOM 2 c.2.76m x 2.49m (9'1" x 8'2" not incl. space for wardrobes). Space for wardrobes, radiator, rear aspect window.

BEDROOM 3 c.2.39m x 1.98m (7'10" x 6'6"). Radiator, hatch to loft, front aspect window.

BATHROOM WC, wash hand basin in wooden vanity unit, panelled bath with shower over, mixer tap, tiled flooring, recessed downlighters, heated towel rail, airing cupboard, tiled surround, rear aspect window.

OUTSIDE Rear garden: Good sized decked area, laid to lawn, garden tap, door to:

2ND CONSERVATORY Located off the back of the garage, wooden constructed double glazed conservatory, good space for office or small gym.

Front garden: Driveway with parking for 2 cars, small lawned area and shrubs, garage with power & light.

COUNCIL TAX BAND 'C' – payable 2017/18 - £1,535.64.

EPC RATING 'D'.



GROSS SQUARE MEASUREMENTS 78.2 sq. metres (841.2 sq. feet) approx.

TENURE The agents are advised this property is FREEHOLD.

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.

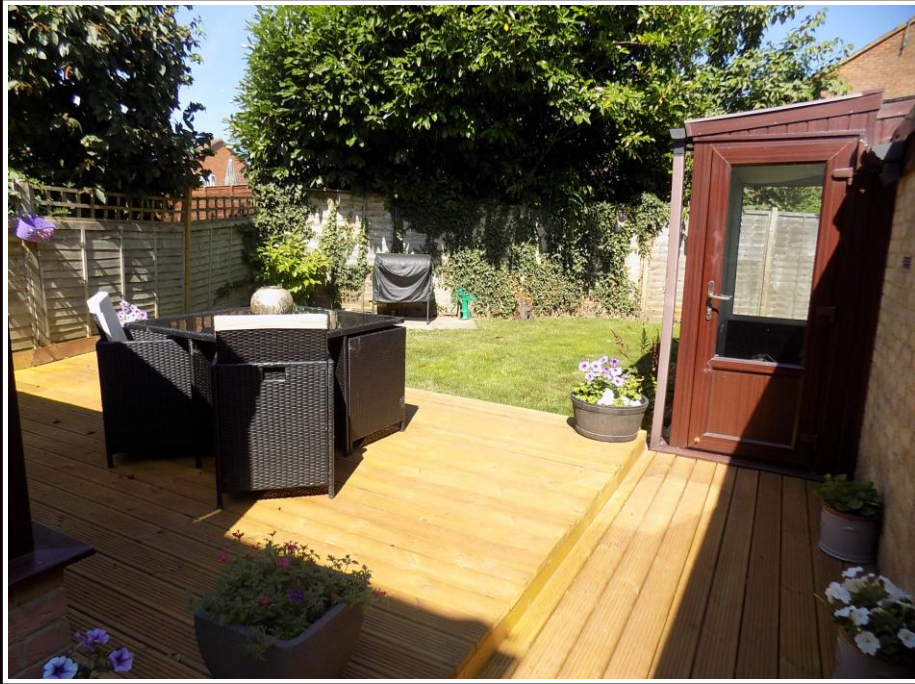
DIRECTIONS Leave Hythe via Jones Lane, continue to the T junction turning right into Southampton Road. Continue for approx. 1.5 miles turning right before the roundabout into Main Road and continue through Marchwood on Hythe Road and turn left into Long Lane. Continue past Southampton FC training ground and turn right into Tavells Lane, take 5th right into Bilberry Drive and 3rd left into Alder Close and the property will be found on the left hand side.

VIEWING STRICTLY BY APPOINTMENT

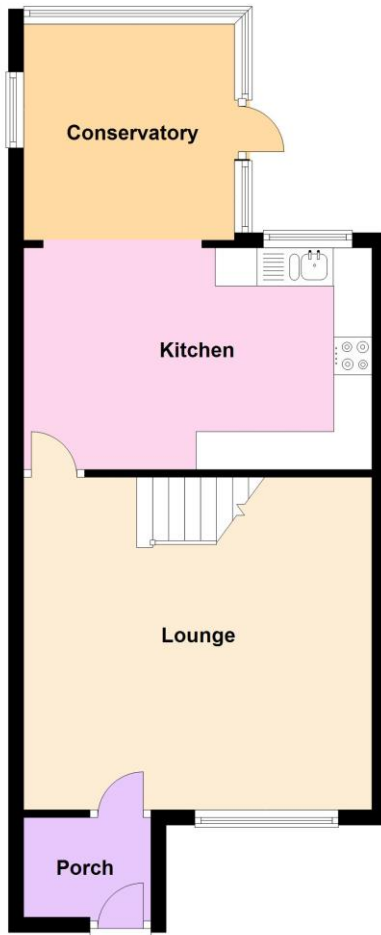
OPEN	Weekdays	9.00am – 6.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

MJD/HC/07.18

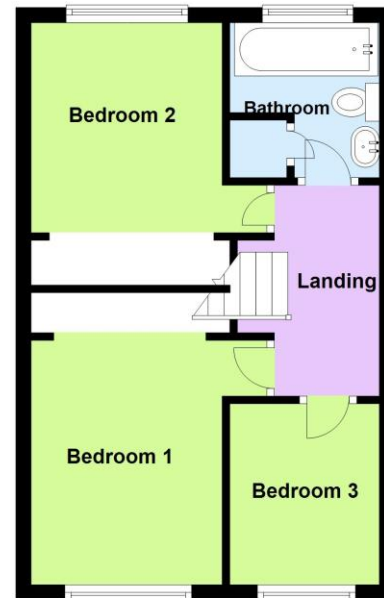




Ground Floor



First Floor



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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