



Carngray, 7 Marchwood Terrace, Marchwood SO40 4XD

paul jeffreys



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A UNIQUE OPPORTUNITY TO ACQUIRE A LINK-DETACHED COTTAGE, ORIGINALLY CONSTRUCTED AROUND 1870, HAVING BEEN SUBJECT TO MODERNISATION & EXTENSION

UPVC double glazed windows, gas central heating, off-road parking, walking distance of Marchwood village centre

ACCOMMODATION

Entrance hall, cloakroom, lounge, dining area, kitchen, 2 bedrooms, bathroom

ENTRANCE HALL Front door, double radiator, recessed downlighter, glazed door and glazed side panel to dining room and door to:

CLOAKROOM White suite comprising WC, wash hand basin with tiled splashbacks, radiator, recessed downlighters, front aspect window.

DINING ROOM c.4.19m x 2.11m (13'9" x 6'11"). Two double radiators, stairs, glazed double doors to rear garden, door to kitchen, open access to:

LOUNGE c.3.57m x 2.90m (11'9" x 9'6"). Two windows, fireplace with brick surround with wood burner, double radiator.

KITCHEN c.3.57m x 2.65m (11'9" x 8'8"). Comprising single drainer stainless steel sink unit with cupboards

below and adjoining worktop with plumbing for automatic washing machine, range of base units with cupboards with worktops above and tiled splashbacks, integrated fridge and freezer, range of wall cupboards, stainless steel electric hob with extractor hood over and tiled splashback, 'Zanussi' electric oven, tiled floor, double radiator, front aspect window.

LANDING Half landing window and landing window.

BEDROOM 1 c.3.57m x 2.90m (11'9" x 9'6" max. measurements). Rear aspect window, double radiator.

BEDROOM 2 c.3.57m x 2.65m (11'9" x 8'8"). Front aspect window, built in cupboard, double radiator, hatch to loft space.

BATHROOM White suite comprising corner bath with fully tiled surround and shower, WC with concealed cistern, raised bowl basin in tiled worktop, tiled floor, chrome heated towel rail, hatch to loft, cupboard with mirrored doors housing 'Baxi' gas fired boiler, front aspect window.

OUTSIDE FRONT GARDEN: There is a square area of garden with lawn and flower and shrub beds approached via gate, further gate giving access to a path which leads to the front door and to **REAR GARDEN:** which has a pea shingle area, two small lawned areas, flower and shrub beds, timber shed to remain, rear pedestrian access leading to **ALLOCATED PARKING SPACE** approached from the rear.



COUNCIL TAX BAND 'C' – payable 2018/19 - £1,535.64.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 66.1 sq. metres (710.7 sq. feet) approx.

TENURE The agents are advised this property is FREEHOLD.

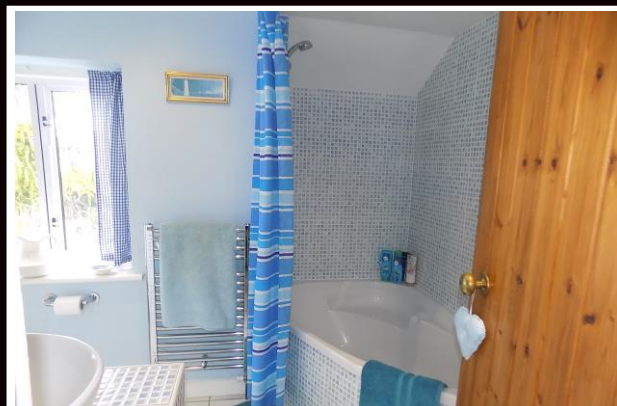
NOTE Paul Jeffreys have not tested any appliance mentioned in these particulars, including central heating and services and cannot confirm that they are in working order. All photographs are for guidance and items within the photographs may not be included in the sale.

DIRECTIONS Leave Hythe via Southampton Road and just before the A326 turn right signposted Marchwood. Follow all the way into the centre of Marchwood and after passing the Marchwood village centre on the left, turn left into Main Road and the property will be found some way along on the left, indicated by our For Sale board.

VIEWING STRICTLY BY APPOINTMENT

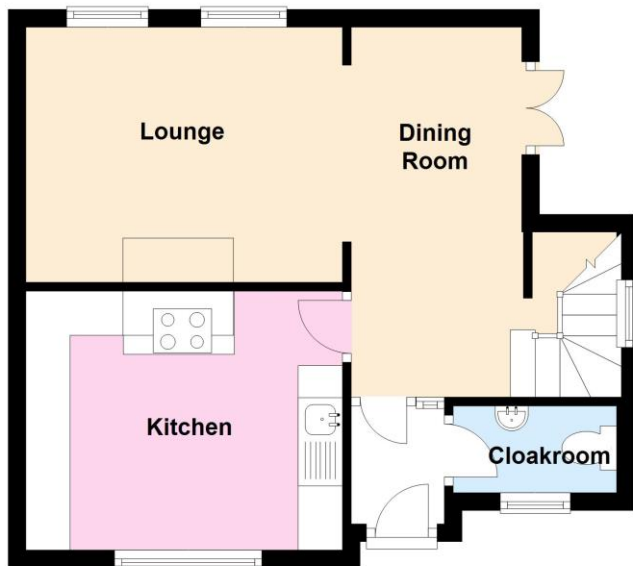
OPEN	Weekdays	9.00am – 6.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

PMD/HC/08.18

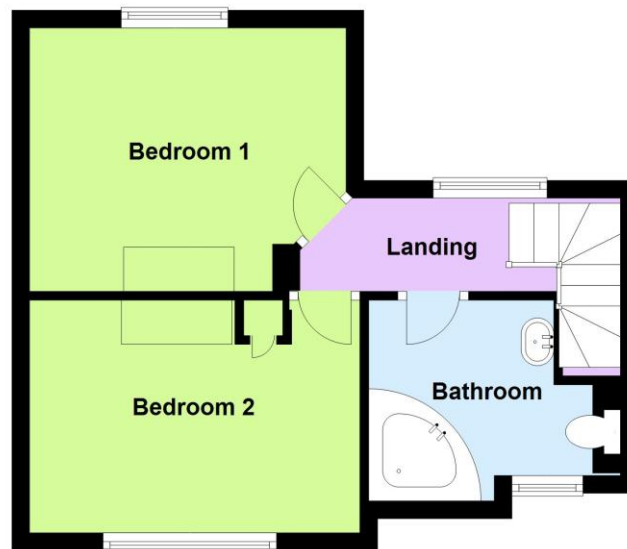




Ground Floor



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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