



22 Acorn Close, Marchwood SO40 4YN

paul jeffreys



A MUCH IMPROVED AND SLIGHTLY ALTERED TWO
BEDROOM MID TERRACE HOUSE WITH
CONSERVATORY AND GARAGE.
Gas Central Heating, UPVC Double Glazing

ACCOMMODATION

ENTRANCE HALL Part Glazed replacement front door, double radiator, storage cupboard, further understairs storage cupboard, telephone point, door to lounge and arch to:

KITCHEN c.2.62m x 1.98m (8'7" x 6'6"). Range of modern units comprising inset stainless steel single drainer sink unit with one cupboard below and space and plumbing for automatic washing machine, integrated dishwasher. Base units with cupboards and drawers with worktops above and tiled splashbacks. Range of wall cupboards. Stainless steel gas hob with extractor hood above. Indesit Hotpoint Electric Oven, space for fridge/freezer. Front aspect window.

LOUNGE c.3.97m x 3.66m (13' x 12') Radiator, mock fireplace, glazed double doors and window to conservatory, staircase.

CONSERVATORY c.3.48m x 2.80m (11'5" x 9'2") with two solid side walls and solid roof, glazed double doors leading to rear garden with adjoining glazed panels. Double radiator

LANDING Airing cupboard with radiator and 'Alpha Intec 28x' Gas Fired Combination Boiler. Hatch to loft space.

BEDROOM 1 c.3.24m x 2.66m (10'6" x 8'8") (Room is L-Shaped) Radiator, rear aspect windows.

BEDROOM 2 c.2.49m x 2.01m (8'2" x 6'7") Radiator, front aspect window.

BATHROOM Modern white suite comprising panelled bath with plumbed in shower and shower screen. WC with concealed cistern with storage cupboards, wash hand basin with storage cupboard below. Radiator and front aspect window.



OUTSIDE

FRONT GARDEN: Small lawned area bordered to the front boundary by a mature hedge. Brick built store cupboard attached to the front of the property. GARAGE situated in nearby block.

REAR GARDEN: Paved patio, lawned area, gate giving rear pedestrian access.

COUNCIL TAX BAND – 'B' – payable 2021/22 - £1,516.46.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 58.3 sq m (627.0 sq ft) approx.

TENURE The agents are advised that 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.

FLOOR PLAN IS FOR GUIDANCE ONLY.

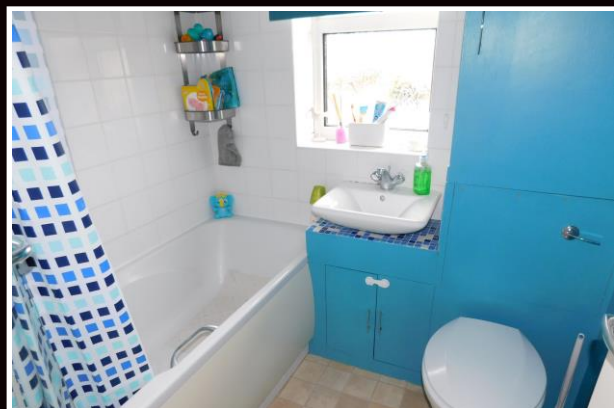
DIRECTIONS AS FOLLOWS:

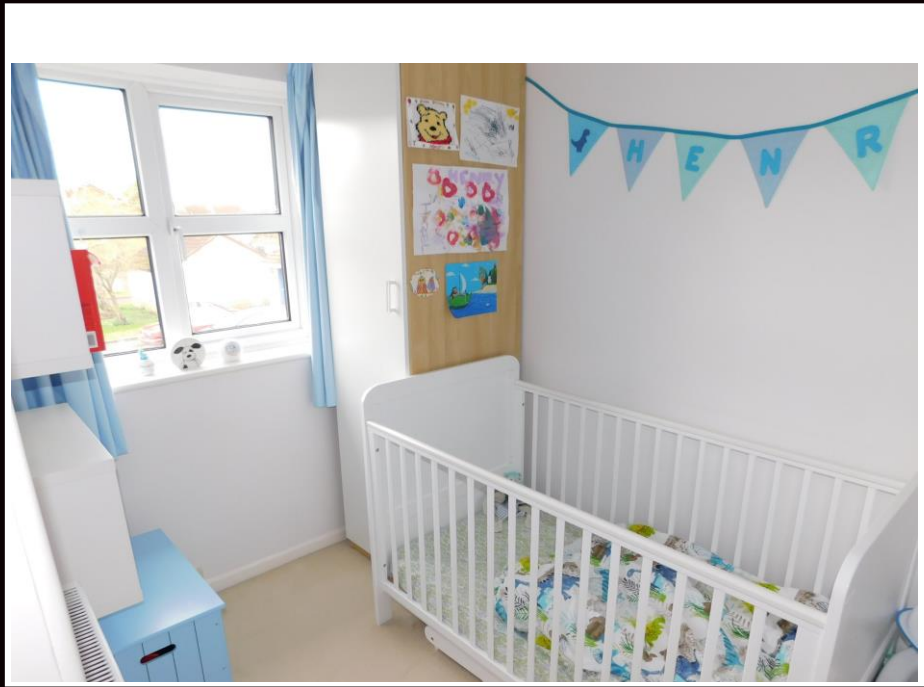
Leave Hythe via Southampton Road turning right before the roundabout onto Hythe Road, signposted Marchwood and continue through the centre of Marchwood passing the Marchwood village centre on the left and follow this road around taking the second turning on the left into Autumn Place and Acorn Close will be found as the first turning on the right hand side and the property will be found at the head of the cul-de-sac.

VIEWING STRICTLY BY APPOINTMENT

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

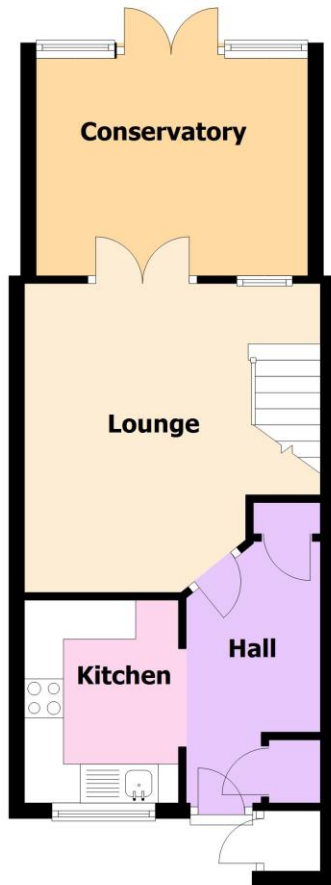
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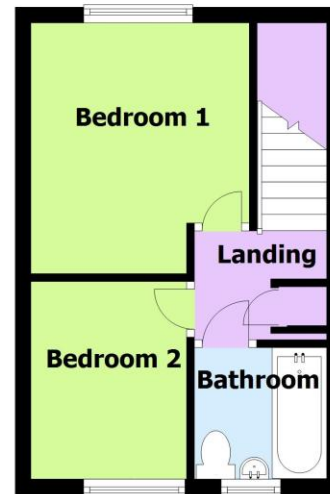
Ground Floor

Approx. 36.0 sq. metres (387.5 sq. feet)



First Floor

Approx. 22.2 sq. metres (239.5 sq. feet)



Total area: approx. 58.3 sq. metres (627.0 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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023 8084 8555

sales@pauljeffreys.co.uk

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