



28 Sandpiper Close, Marchwood SO40 4XN

paul jeffreys



28 Sandpiper Close, Marchwood

A 3 BEDROOM SEMI-DETACHED HOUSE IN GOOD LOCATION

Gas central heating, double glazing, ample parking & garage

ACCOMMODATION

Entrance porch, lounge, kitchen/diner, utility room, conservatory, 3 bedrooms, bathroom

ENTRANCE PORCH UPVC glazed front door, glazed door to:

LOUNGE c.4.42m x 4.09m (14'6" x 13'5"). Radiator, telephone point, TV point, front aspect window.

KITCHEN/DINER c.4.42m x 3.28m (14'6" x 10'9"). Radiator, range of base units with cupboards & drawers, built in dishwasher and fridge/freezer, 'Belling' gas hob with extractor fan over, worktops, 1.5 bowl sink unit, tiled splashbacks, range of wall cupboards, rear aspect window, sliding doors leading to conservatory, archway to:

UTILITY ROOM c.2.36m x 2.19m (7'9" x 7'2"). Radiator, space for automatic washing machine and tumble dryer, worktops with sink unit, door to GARAGE with power & light and housing 'Worcester' gas boiler and up-and-over door.

CONSERVATORY c.4.42m x 2.26m (14'6" x 7'5"). UPVC glazed construction, radiator, double doors to rear.

LANDING Hatch to loft space, airing cupboard.

BEDROOM 1 c.3.79m x 2.44m (12'5" x 8'). Radiator, built in wardrobes, front aspect window.

BEDROOM 2 c.2.95m x 2.44m (9'8" x 8'). Radiator, built in wardrobes, rear aspect window.

BEDROOM 3 c.2.92m x 1.91m (9'7" x 6'3"). Radiator, front aspect window.

BATHROOM WC, pedestal wash hand basin, panelled bath shower over, fully tiled walls, rear aspect window.

OUTSIDE

FRONT: Driveway with ample parking, mature shrubbery, up and over door leading to garage. Recently re-felted garage roof.

REAR: South-easterly facing, mainly laid to lawn, shrub beds with mature shrubbery, garden tap, garden shed, concrete base to rear, gated side access.



COUNCIL TAX BAND 'C' – payable 2021/22 - £1,733.10.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 97.4 sq. metres (1048 sq. feet) approx, including garage.

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.

NOTE FLOOR PLAN IS FOR GUIDANCE ONLY.

DIRECTIONS Leave Hythe via Jones Lane and on reaching Southampton Road turn right and follow for approx.. 1.5 miles and just before the roundabout turn right into Main Road. Follow this road to the centre of Marchwood and just before the Roebuck Inn take 1st left into Main Road, follow for approx.. ¾ mile and turn left into Tavells Lane, 3rd left into Woodpecker Drive. Follow this road to the end and turn left into Sandpiper Close where the property will be seen on the right hand side.

VIEWING STRICTLY BY APPOINTMENT

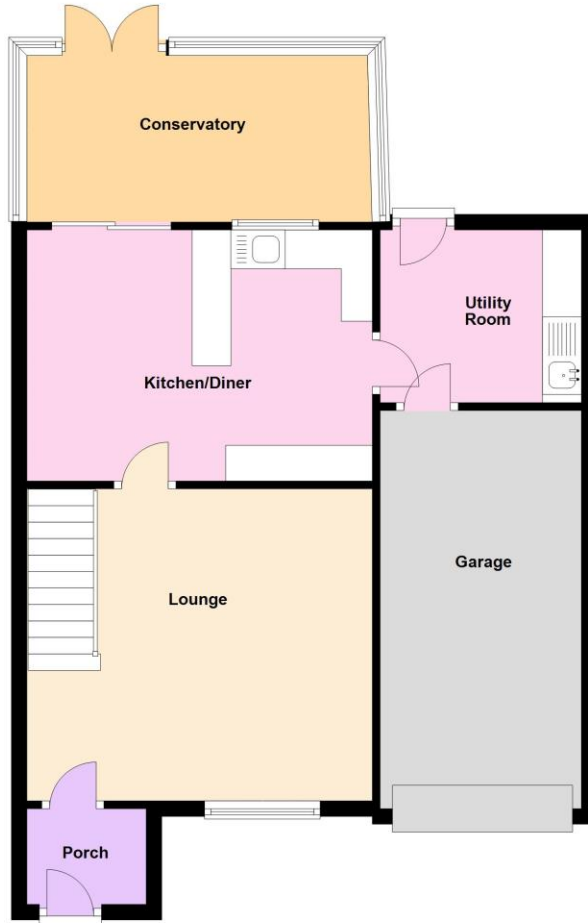
OPEN	Weekdays	9.00am – 6.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

MJD/HC/09.21

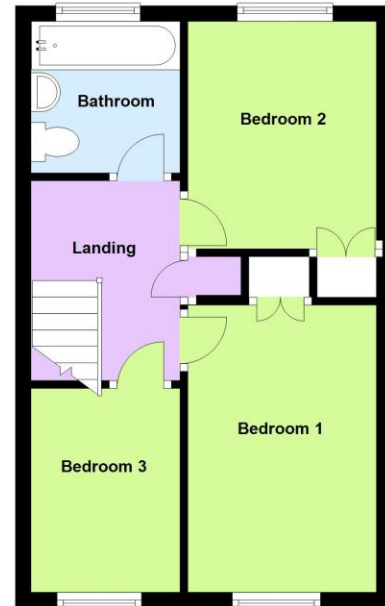




Ground Floor
Approx. 64.7 sq. metres (696.2 sq. feet)



First Floor
Approx. 32.7 sq. metres (351.8 sq. feet)



Total area: approx. 97.4 sq. metres (1048.0 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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