



Spraggs Cottage, Pooks Green
Marchwood

paul jeffreys

Spraggs Cottage

Marchwood | SO40 4WQ

Southampton – 12 miles, Lymington – 10 miles, M27 – 12 miles, Hythe Village – 2 miles.

(distances are approximate)

An older 2 bedroom semi-detached cottage on good sized plot in need of complete renovation, scope to extend STPP.

For sale by auction 26th July 2023
Guide price £220,000 to £230,000

Part UPVC double glazed windows, smooth plastered ceilings, off-road parking with concrete base for garage, plot approximately 0.13 acre. Vacant possession.



ACCOMMODATION

Lounge, kitchen, bathroom, cloakroom, 2 bedrooms.

LOUNGE c.3.44 x 3.10m (11'3" x 10'2"). Front and side aspect UPVC double glazed windows, briquette open fireplace with tiled hearth and mantle, smooth plastered ceiling, staircase, door to kitchen and door to

BATHROOM Comprising panelled bath with fully tiled surround with 'Triton T80si' electric shower, pedestal wash hand basin with tiled splashback, chrome heated towel rail, 'Dimplex' wall mounted fan heater, rear aspect window.

KITCHEN c.2.89m x 2.50m (9'6" x 8'2"). Stainless steel sink unit with cupboard below, various cupboards, one housing lagged tank and immersion, side aspect window overlooking rear garden and part glazed door to rear garden, sliding door leading to

CLOAKROOM WC, wash hand basin, part tiled walls, window.

AGENTS NOTE The kitchen and cloakroom are of single skin construction.

LANDING Hatch to loft space.

BEDROOM 1 c.3.44m x 3.10m (11'3" x 10'2"). Front aspect UPVC double glazed window, smooth plastered ceiling.

BEDROOM 2 c.2.64m x 2.14m (8'8" x 7'). Rear aspect window, smooth plastered ceiling.

OUTSIDE:

FRONT GARDEN: Partially bordered by hedging and picket fencing and also a 5 bar gate which ultimately gives access to a concrete base for a garage. Small flower bed and pea shingle area to the front and wide side access leading to **REAR GARDEN:** which tapers to the end but has an approximate depth of 66 metres/175 ft. The overall plot extends to approximately 0.13 of an acre.

COUNCIL TAX BAND 'B' – payable 2023/24 - £1,652.75.

EPC RATING 'G'.

GROSS SQUARE MEASUREMENTS 46 sq. metres (494 sq. feet) approx.

TENURE We understand the property is FREEHOLD but we have not seen sight of the deeds to confirm this.

AGENTS NOTE The property was subject to underpinning works approximately 20 years ago.

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.

VIEWING STRICTLY BY APPOINTMENT

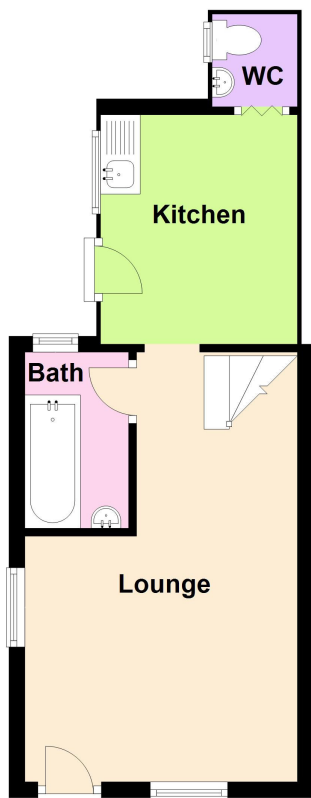
OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

PMD/SW/02.23

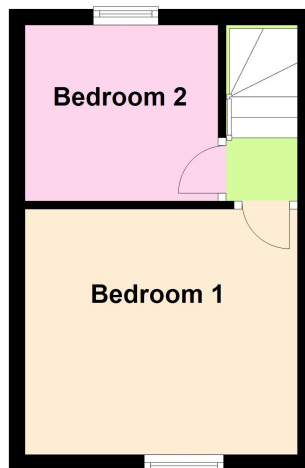


IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.

Ground Floor



First Floor



DIRECTIONS: Leave Hythe via Southampton Road and just before the roundabout on the A326 turn right signposted Marchwood. Follow this road for some way passing Hendy's on the left hand side and then take the second turning left into Long Lane. Pass the Southampton football training ground on the left and proceed over the cross roads into Pooks Green and the property will be found as the last property on the right hand side opposite the bus stop on the left.

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