



7 Lichen Way, Marchwood, SO40 4YA

£319,950

paul jeffreys



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A THREE BEDROOM SEMI DETACHED HOUSE WITH DOUBLE GLAZED CONSERVATORY.

Gas central heating, UPVC double glazed windows and doors, driveway and garage.

ACCOMMODATION

Entrance lobby, lounge, kitchen/breakfast room, conservatory, three bedrooms, bathroom.

ENTRANCE LOBBY UPVC front door, front aspect window, meter cupboard, telephone point, door to:

LOUNGE c.4.55m x 4.29m (14'11" x 14'1" max measurement as room is slightly 'L' shaped). Front aspect window, stairs to first floor, double radiator, sliding patio door leading to conservatory.

TOILET Comprising white suite, pedestal wash hand basin, WC, sliding door.

KITCHEN/BREAKFAST ROOM c.4.55m x 2.89m (14'11" x 9'55"). Comprising stainless steel single drainer one and half bowl sink unit with cupboards below, adjoining worktops with space and plumbing for automatic washing machine and for dish washer. Range of base units with cupboards and drawers with worktops above and tiled splashbacks, range of wall cupboards, space for fridge/freezer, peninsula unit with cupboards below, extractor hood over cooker area, smooth plastered ceiling, glazed door to lounge, front and rear aspect windows, half glazed door leading to rear garden.

LANDING Hatch to loft space.

BEDROOM 1 c.3.30m x 2.46m (10'10" excluding wardrobes x 8'1" excluding door recess). Front aspect window, radiator, built in double wardrobe and double cupboard.

BEDROOM 2 c.3.42m x 2.48m (11'2" x 8'1"). Front aspect window, radiator.

BEDROOM 3 c.2.42m x 1.99m (7'11" x 6'6"). Rear aspect window, radiator.

BATHROOM Modern white suite comprising 'P' shaped bath with fully tiled surround with plumbed in shower with curved shower screen, WC, pedestal wash hand basin, part tiled walls, heated towel rail, rear aspect window, airing cupboard housing 'Vaillant' gas fired combination boiler.

OUTSIDE

FRONT GARDEN Of open plan design with lawned area which extends around the side of the property. This leads to the drive, which leads to the garage with up and over door and roof storage. Pedestrian gate from the drive leading to:

REAR GARDEN Patio, outside tap, lawned area, flower and shrub beds, the garden is fully enclosed with fencing and brick wall.



COUNCIL TAX BAND 'C' – payable 2024/25 - £1,987.64

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 71 sq. metres (792 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.

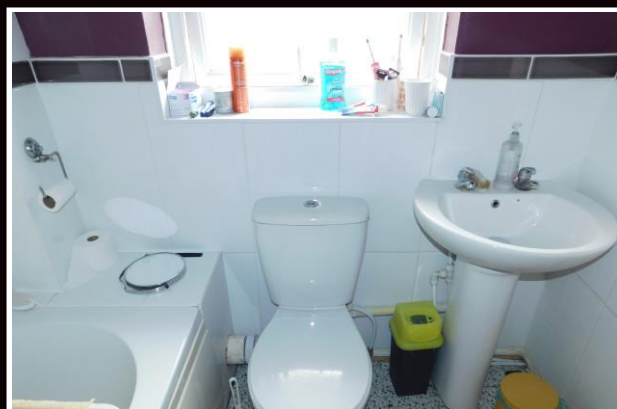
NOTE FLOOR PLAN IS FOR GUIDANCE ONLY.

DIRECTIONS Leave Hythe via Southampton Road and before the A326 turn right signposted Marchwood and proceed along this road to the centre of Marchwood turning left after the village centre and then after some way take the first turning on the left hand side into Moss Drive. Lichen Way will be found as the first turning on the left side and the property will be located in on the left hand side, indicated by our For Sale board.

VIEWING STRICTLY BY APPOINTMENT

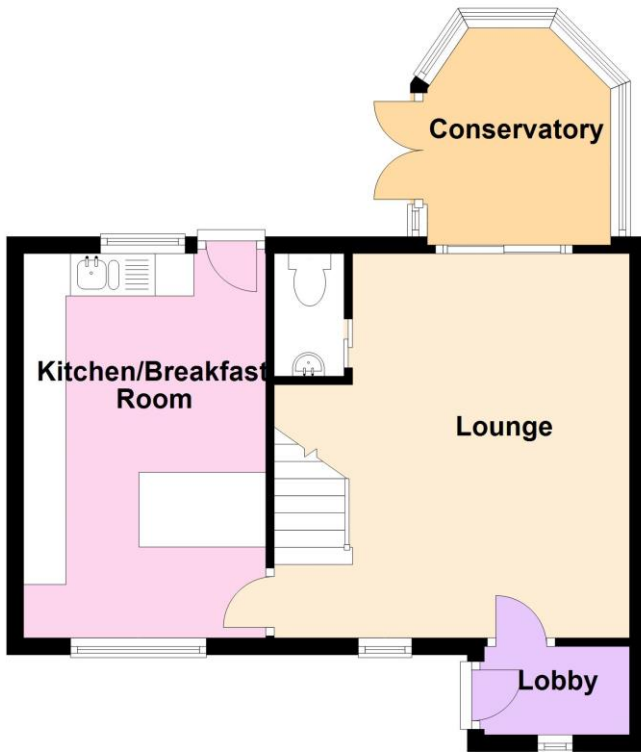
OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

PMD/SW/04.24





Ground Floor



First Floor



Total area: approx. 73.6 sq. metres (792.7 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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