



11 Woodmoor Close, Marchwood SO40 4YY

£249,950

paul jeffreys



11 Woodmoor Close, Marchwood

A 2 BED MID-TERRACE HOUSE IN NICE AREA OF MARCHWOOD
Allocated parking space, gas central heating, recently installed
gas combination boiler, double glazing
NO CHAIN

ACCOMMODATION

Lobby, lounge, kitchen/breakfast room, landing, 2 bedrooms,
bathroom.

LOBBY UPVC front door, open access to:

LOUNGE c.4.34m x 3.66m (14'3" x 12'). TV point, telephone
point, fire surround, radiator, front aspect window, stairs with
open storage below, door to:

KITCHEN/BREAKFAST ROOM c.3.58m x 2.44m (11'9" x 8').
Range of base units with cupboards and drawers, 'Zanussi'
washing machine, 'Zanussi' electric hob & oven, 'Bush'
fridge/freezer, worktops, tiled splashbacks, stainless steel sink
unit, range of wall cupboards, 'Vaillant' combination gas boiler
(recently installed), rear aspect window, UPVC glazed door to
rear.

LANDING Hatch to loft space, door to:

BEDROOM 1 c.3.68m x 2.34m (12'1" x 7'8"). Radiator, two rear
aspect windows.

BEDROOM 2 c.3.68m x 3.13m (12'1" x 10'3"). Storage cupboard,
radiator, two front aspect windows.

BATHROOM WC, pedestal wash hand basin, panelled bath with mixer
tap, part tiled walls, 'Mira' electric shower, medicine cabinet, recess
downlighters, extractor fan.

OUTSIDE FRONT: Small shingle area, built in brick store.
REAR: Paved patio, lawn area, garden tap, metal shed, gate to rear
access, ALLOCATED PARKING SPACE IN BLOCK.

COUNCIL TAX BAND 'B' - payable 2024/25 - £1,739.18.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 51.3 sq. metres (551.8 sq. feet)
approx.

TENURE The Agents are advised this property is FREEHOLD.

DIRECTIONS Leave Hythe via Southampton Road and before the A326,
turn right signposted Marchwood, proceeding along this road to the
centre of Marchwood. Continue around the bend into Autumn Road, at
the T turn right and take 2nd right into Rosewood Gardens, 1st right into
Woodmoor Close and the property will be found on the right hand side.

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

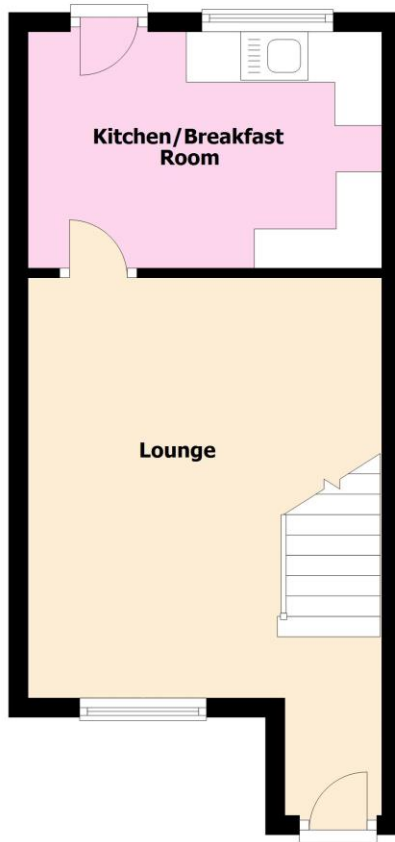
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

MJD/HC/10.24



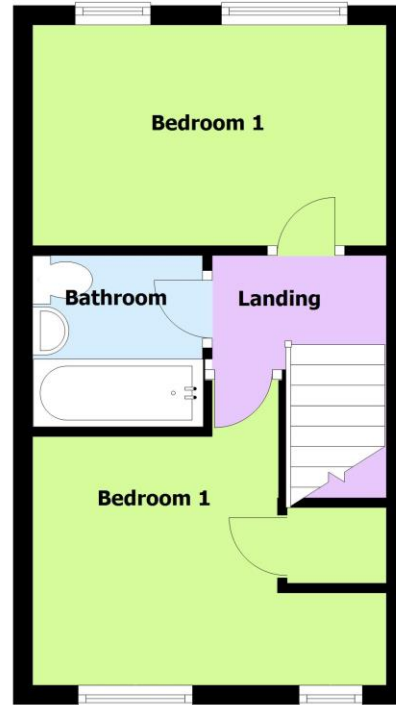
Ground Floor

Approx. 26.5 sq. metres (285.3 sq. feet)



First Floor

Approx. 24.8 sq. metres (266.6 sq. feet)



Total area: approx. 51.3 sq. metres (551.8 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.

independent estate agents

023 8084 8555

sales@pauljeffreys.co.uk

pauljeffreys.co.uk

Zoopa.co.uk

rightmove.co.uk
The UK's number one property website

paul jeffreys

Sales | lettings | land

Open 7 Days

 Paul Jeffreys Estate Agents

 @pauljeffreys92