



38 Tides Way, Marchwood, SO40 4LB

£189,950

paul jeffreys



## 38 Tides Way, Marchwood

A ONE BED END OF TERRACE HOUSE WHICH HAS BEEN NEWLY DECORATED AND NEWLY LAID CARPETS.

Double glazing, driveway with parking for 1 car.  
NO CHAIN.

### ACCOMMODATION

Lounge/diner, kitchen, bedroom, bathroom.

**LOUNGE/DINER** c.3.71m x 3.53m (12'2" x 11'7"). UPVC glazed front door, electric fire and surround, 2 TV points, telephone point, storage heater, front aspect window opening to:

**KITCHEN** c.3.53m x 1.70m narrowing to 1.24m (11'7" x 5'7" narrowing to 4'1"). Range of base units with cupboards and drawers, space for cooker with extractor fan over, tiled splashbacks, stainless steel sink unit, 'Candy' fridge/freezer, 'Hoover' automatic washing machine, range of wall cupboards, understairs cupboard, front aspect window.

**LANDING** Hatch to loft space, side aspect window, door to:

**BEDROOM** c.3.56m x 3.35m (11'8 x 11'). Storage heater, storage cupboards, airing cupboard with lagged tank, telephone point, front aspect window.

**BATHROOM** WC, wash hand basin in vanity unit, panelled bath with 'Triton' electric shower over, extractor fan, side aspect window.

### OUTSIDE

**FRONT** Block paved driveway with parking for 1 car, leading to side area of garden, which is mostly laid to lawn with mature shrubs.

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

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 39.0 sq. metres (419.9 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 and proceed along this road to the centre of Marchwood, continue round the bend and when you get to the mini roundabout at the industrial estate take the first exit straight over, continue for a short while and take the first exit into Shorefield Road and then take the first left into Tides Way and follow round for a short while and the property will be found on the right hand side indicated by our For Sale board.

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

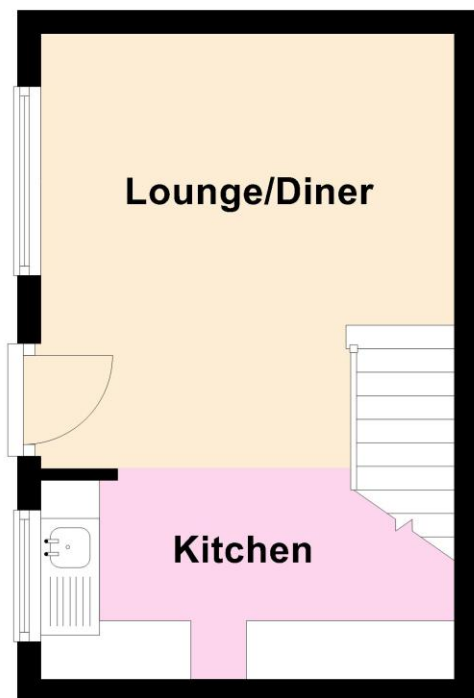
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

MJD/SW/03.25



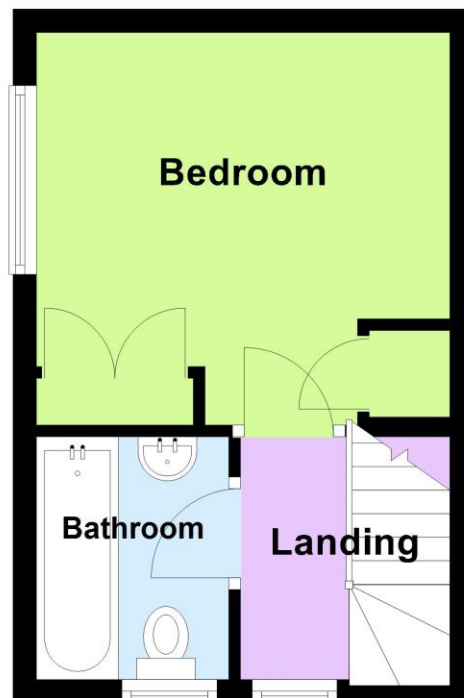
## Ground Floor

Approx. 19.5 sq. metres (209.7 sq. feet)



## First Floor

Approx. 19.5 sq. metres (210.2 sq. feet)



Total area: approx. 39.0 sq. metres (419.9 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

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