



26 Village Mews, Vicarage Road, Marchwood, SO40 4SX

£164,950

paul jeffreys



26 Village Mews, Vicarage Road, Marchwood

AN IMPROVED 1 BED FIRST FLOOR FLAT IN THE CENTRE OF MARCHWOOD VILLAGE WITHIN A VERY SHORT OF LOCAL SHOPS AND PUBS

Electric heating, double glazing, recently refitted bathroom, one allocated parking space.

ACCOMMODATION

Entrance hall, lounge/diner, kitchen, bedroom, bathroom.

ENTRANCE HALL Wooden front door, hatch to loft space, door to:

LOUNGE/DINER c.5.34m x 3.35m (17'6" x 11'). Electric storage heater, telephone point, TV point, rear aspect window, archway to:

KITCHEN c.3.20m x 1.93m (10'6" x 6'4"). Range of base units with cupboards and drawers, 'Bosch' built in oven, 'Bosch' electric hob, space for appliances, worktops, stainless steel sink unit, tiled splashbacks, worktops, range of wall cupboards, rear aspect window.

BEDROOM c.3.53m x 3.07m (11'7" x 10'1"). Storage heater, side aspect window.

BATHROOM 'P' shaped bath with 'Mira' electric shower over with glazed panel, WC with concealed cistern, wash hand basin in vanity unit, tiled flooring, side aspect window.

OUTSIDE There is 1 numbered allocated parking space at the front. There is a communal garden to the rear.

COUNCIL TAX BAND 'A' - payable 2025/26 - £1,564.47

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 42.4 sq. metres (456.8 sq. feet) approx.

TENURE The Agents are advised this property is LEASEHOLD with a residue of 125 year lease from December 1987, (1/16 share of the freehold) . The service charge is £1,700 per annum paid quarterly to include buildings insurance, communal electricity, water rates, maintenance of the communal areas and upkeep of the garden.

DIRECTIONS Leave Hythe via Southampton Road and before the A326 turn right signposted Marchwood and proceed along this road to the centre of Marchwood, turn left into Vicarage Road, just before the Roebuck pub and the property will be found at the end on the right hand side.

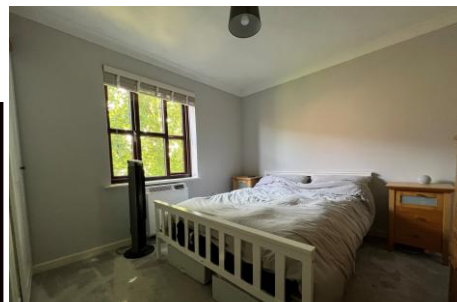
AGENTS NOTE The vendor is a friend of a member of staff at Paul Jeffreys.

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

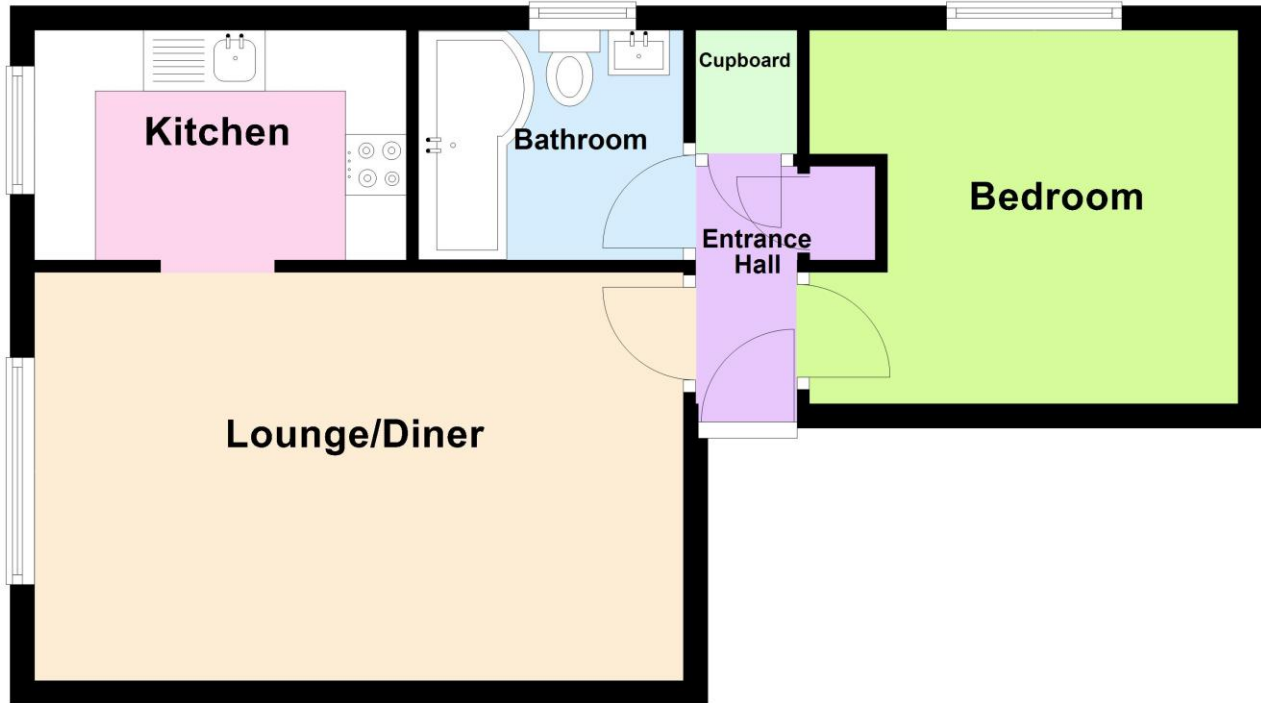
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

MJD/SW/05.25



Ground Floor

Approx. 42.4 sq. metres (456.8 sq. feet)



Total area: approx. 42.4 sq. metres (456.8 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.

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