



21 Evergreen Close, Marchwood, SO40 4XU

£239,500

paul jeffreys



21 Evergreen Close, Marchwood

A 2 BED MID TERRACE HOUSE IN A QUIET AREA OF MARCHWOOD, ALLOCATED PARKING SPACE AND GARAGE IN BLOCK.

Double glazing, gas central heating, low maintenance garden.

ACCOMMODATION

Kitchen, lounge, dining room, 2 bedrooms, bathroom.

KITCHEN c.3.58m x 3.18m narrowing to 2.57m (11'9" x 10'5" narrowing to 8'5"). UPVC glazed front door, range of base units with cupboards and drawers, 'Leisure' oven and hob with 'Hygena' extractor fan, worktops, tiled splashbacks, stainless steel sink unit, range of wall cupboards, storage cupboard housing newly installed gas boiler with a 5 year warranty and water softener, front aspect window, opening to:

LOUNGE c.4.17m narrowing to 3.73m x 3.66m narrowing to 1.91m (13'8" narrowing to 12'3" x 12' narrowing to 6'3"). 2 radiators, TV point, 2 rear aspect windows, wooden glazed door to:

DINING ROOM c.3.28m x 2.92m (10'9 x 9'7"). Of single skin construction being dry lined, radiator, rear aspect window, glazed door to rear.

LANDING Storage cupboard, door to:

BEDROOM 1 c.3.48m x 2.57m (11'5" x 8'5"). Radiator, storage area, rear aspect window.

BEDROOM 2 c.2.80m x 1.75m (9'2" x 9'9"). Radiator, rear aspect window.

BATHROOM WC, pedestal wash hand basin, panelled bath with plumbed in shower over, radiator, part tiled walls, vanity unit, front aspect window.

OUTSIDE

FRONT Laid to lawn with mature shrubbery, water butt, outside tap.
REAR Decked area, shingled area, garden shed with paving, rear gated access leading to garage in block and allocated parking space.

COUNCIL TAX BAND 'B' - payable 2026/27 - £1,913.60.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 58.4 sq. metres (628.6 sq. feet) approx.

TENURE The Agents are advised this property is FREEHOLD

DIRECTIONS Leave Hythe via Southampton Road and before getting to the A326 and before reaching the roundabout, take the right signposted to Marchwood and proceed along the road for a little while until you reach Marchwood village centre and take a left just past The Roebuck into Main road and take the first right into Woodglade Close and then take the first left into Evergreen Close and the property will be found a short way in on the left 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

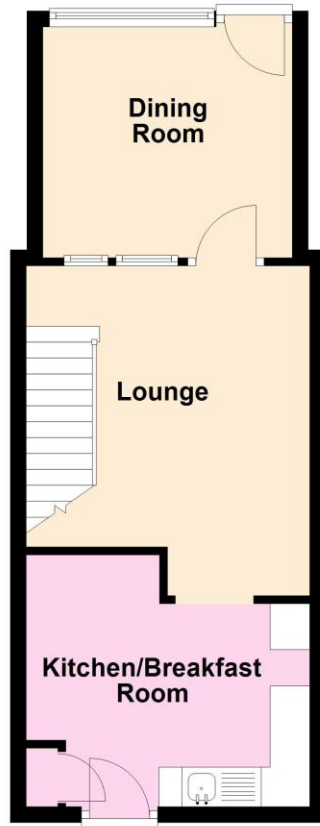
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

MJD/SW/06.25



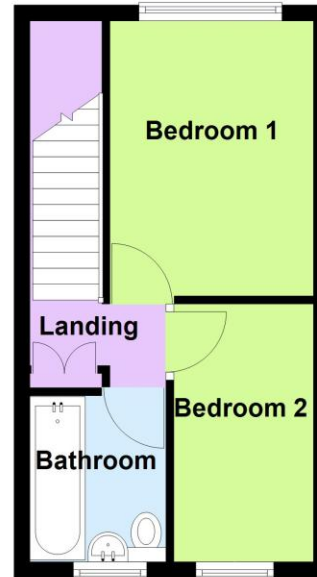
Ground Floor

Approx. 34.0 sq. metres (365.5 sq. feet)



First Floor

Approx. 24.5 sq. metres (263.2 sq. feet)



Total area: approx. 58.4 sq. metres (628.6 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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