



18 Bilberry Drive, Marchwood SO40 4YR

£399,950

paul jeffreys





## 18 Bilberry Drive, Marchwood

A 4 BEDROOM DETACHED HOUSE IN QUIET LOCATION  
REQUIRING UPDATING, ON GOOD SIZED PLOT  
Gas central heating, UPVC double glazed windows & doors  
NO CHAIN

### ACCOMMODATION

Entrance hall, cloakroom, lounge, dining room, kitchen,  
4 bedrooms, bathroom

**ENTRANCE HALL** Half glazed UPVC front door, staircase with open storage below, double radiator.

**CLOAKROOM** White suite comprising WC, wash hand basin, radiator, side aspect window.

**LOUNGE** c.4.86m x 3.56m (15'11" x 11'8" max. measurements). Front aspect window, double radiator, TV point, gas fire, glazed double doors leading to:

**DINING ROOM** c.3.94m x 2.87m (12'11" x 9'5"). Radiator, sliding patio door to rear garden.

**KITCHEN** c.4.62m x 2.52m (15'2" x 8'3" max. measurements as room is slightly L shaped). Comprising inset single drainer stainless steel sink unit with cupboards below, adjoining worktop with plumbing for automatic washing machine. Base units with cupboards & drawers with worktops above, fully tiled walls, double radiator, breakfast bar. 'Vaillant' gas fired boiler (installed within last few years), door to dining room, half glazed door to side of property, rear aspect window.

**LANDING** Hatch to loft space, airing cupboard with lagged tank, side aspect window.

**BEDROOM 1** c.4.89m x 2.67m (16' x 8'9" max. measurements). Radiator, front aspect window.

**BEDROOM 2** c.3.92m x 2.66m (12'10" x 8'9"). Radiator, rear aspect window.

**BEDROOM 3** c.2.77m x 2.25m (9'1" x 7'8" excl. door recess). Radiator, rear aspect window.

**BEDROOM 4** c.3.11m x 2.77m (10'2" x 9'1" max. measurements as L shaped incl. stairwell box). Radiator, front aspect window.

**BATHROOM** Comprising panelled bath with mixer tap shower attachment over and shower screen, wash hand basin in vanity unit, WC, fully tiled walls, radiator, side aspect window.

### OUTSIDE

**FRONT GARDEN:** The property is approached via a shared drive with two other properties, this one being the middle of the three. Lawned area with flower bed, driveway with parking for one car leading to GARAGE with wood storage. Side pedestrian access via gate to

**REAR GARDEN:** Of good size, being triangular in shape and near south-facing. Mature hedging to one boundary and further hedging to one side boundary, large paved patio, side area to opposite side of property.



COUNCIL TAX BAND 'D' – payable 2025/26 - £2,346.70.

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 100.3 sq. metres (1,079.9 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 just before reaching the A326 turn right signposted Marchwood. After approx. one mile turn left into Long Lane and go past the Southampton Football Club training ground to the crossroads, turning right into Tavells Lane. Take 3<sup>rd</sup> turning right into Bilberry Drive and after a short way the shared drive will be found on the right hand side.

VIEWING STRICTLY BY APPOINTMENT

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

PMD/HC/08.25

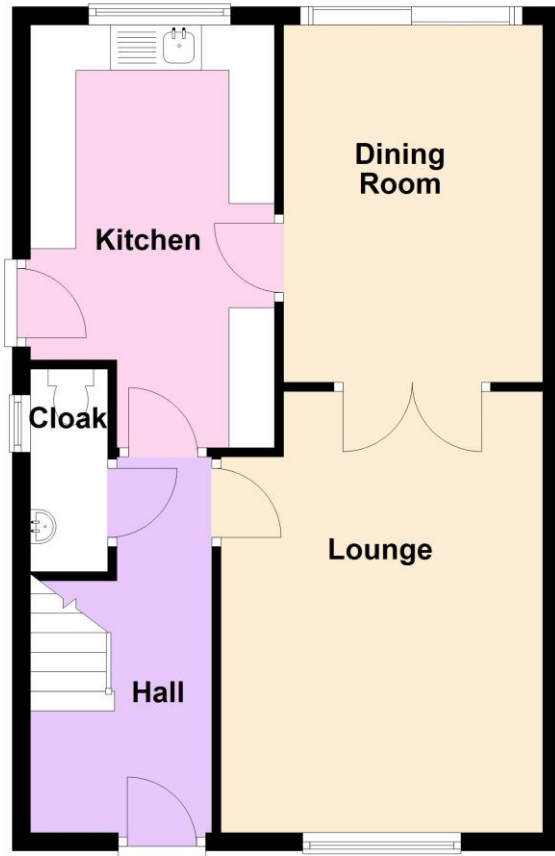






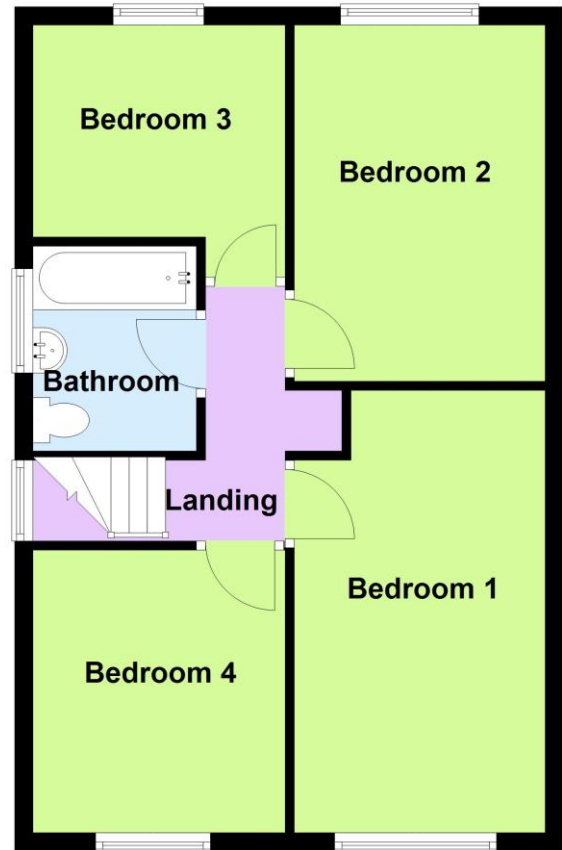
## Ground Floor

Approx. 50.2 sq. metres (540.0 sq. feet)



## First Floor

Approx. 50.2 sq. metres (540.0 sq. feet)



Total area: approx. 100.3 sq. metres (1079.9 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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