



32 Rosewood Gardens, Marchwood SO40 4YX

£155,000

paul jeffreys





## 32 Rosewood Gardens, Marchwood

### A MODERNISED ONE BEDROOM GROUND FLOOR MAISONETTE IN POPULAR QUIET AREA OF MARCHWOOD

Gas central heating, double glazing, allocated parking space.  
Vendor suited.

#### ACCOMMODATION

Entrance porch, open plan lounge/kitchen,  
bedroom, bathroom

**ENTRANCE PORCH** UPVC glazed front door, tiled flooring,  
wooden glazed door to:

**OPEN PLAN LOUNGE/KITCHEN** c.4.70m narrowing to x 3.76m x  
4.34m narrowing to 2.57m (15'5" narrowing to 12'4" x 14'3"  
narrowing to 8'5").

**Lounge Area:** Two radiators, cupboard housing 'Vaillant'  
combination boiler, space for dining table, front aspect window.

**Kitchen Area:** Range of base units with cupboards and drawers.  
Space for slimline dishwasher, gas cooker and automatic washing  
machine. 1.5 bowl enamel sink unit, space for fridge/freezer,  
worktops, tiled flooring, front aspect window.

**BEDROOM** c.3.18m x 2.54m (10'5" x 8'4"). Radiator, rear aspect  
window.

**BATHROOM** P shaped bath with glazed panel with plumbed in  
shower over, WC, wash hand basin in vanity unit, tiled walls and  
flooring, chrome heated towel rail, extractor fan, side aspect  
window.

**OUTSIDE** Area of lawn to front of property with mature  
shrubbery. There is also one allocated parking space, which is  
numbered.

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

**EPC RATING** 'C'.

**GROSS SQUARE MEASUREMENTS** 34.5 sq. metres (371 sq. feet)  
approx.

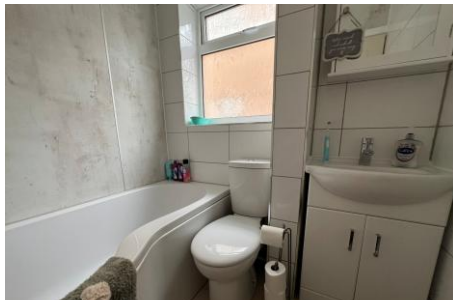
**TENURE** The Agents are advised this property is LEASEHOLD  
with a remaining 125 year lease. There is a ground rent of £150  
per annum payable.

**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 for a  
short way and turn left into Autumn Road and 2<sup>nd</sup> right into  
Rosewood Gardens where the property will be found in the  
corner 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.

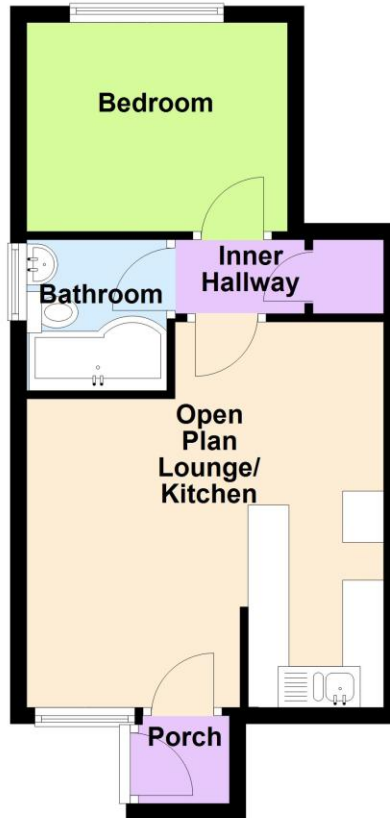
**NOTE** FLOOR PLAN IS FOR GUIDANCE ONLY

**VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK**



## Ground Floor

Approx. 34.5 sq. metres (371.0 sq. feet)



Total area: approx. 34.5 sq. metres (371.0 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](mailto:sales@pauljeffreys.co.uk)

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**Open 7 Days**

 Paul Jeffreys Estate Agents

 @pauljeffreys92