



19 St Contest Way, Marchwood SO40 4TW

£369,950

paul jeffreys



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A 3 BED TOWNHOUSE IN POPULAR LOCATION

Gas central heating, double glazing, integral garage, driveway

ACCOMMODATION

Entrance hall, cloakroom, kitchen/diner, sitting room, lounge,
3 bedrooms, bathroom, en-suite

ENTRANCE HALL Double glazed front door, understairs cupboard, door to garage, radiator, door to:

CLOAKROOM WC, wash hand basin in vanity unit, chrome heated towel rail, extractor fan.

KITCHEN/DINER c.5.01m x 3.15m (16'5" x 10'4"). Range of base units with cupboards and drawers, integrated 'Bosch' dishwasher, built in 'Bosch' oven, 'AEG' electric induction hob with extractor fan over, worktops, 1.5 bowl sink unit, tiled splashbacks, range of wall cupboards with one housing 'Atag' combination boiler, space for American style fridge/freezer, tiled flooring, smooth plastered ceiling with recessed downlighters, understairs cupboard, opening to:

SITTING ROOM c.4.02m x 2.87m (13'2" x 9'5"). Part brick UPVC construction with solid roof, which is a former conservatory, UPVC glazed double doors to rear, recessed downlighters.

LANDING Radiator, front aspect window, door to:

LOUNGE c.5.03m x 3.68m (16'6" x 12'1"). Two radiators, TV point, telephone point, two rear aspect windows.

BEDROOM 1 c.4.73m narrowing to 3.35m x 3.30m (15'6" narrowing to 11' x 10'1"). Radiator, built in wardrobes, front aspect window, door to:

EN SUITE WC with concealed cistern, wash hand basin in vanity unit, shower cubicle, tiled flooring, part tiled walls, recessed downlighters, plumbed in shower, chrome heated towel rail, extractor fan.

UPPER LANDING ON 2ND FLOOR Hatch to loft space, door to:

BEDROOM 2 c.3.76m x 2.92m (12'4" x 9'7"). Radiator, built in wardrobes, rear aspect window.

BEDROOM 3 c.3.96m x 2.74m (13' x 9'). Radiator, built in wardrobes, two front aspect windows.

BATHROOM WC, wash hand basin in vanity unit, panelled bath with mixer tap, tiled surround, chrome heated towel rail, Velux window, extractor fan, recessed downlighters.

OUTSIDE

FRONT GARDEN: Tarmac drive leading to INTEGRAL GARAGE with up-and-over door.

REAR GARDEN: Decked area, mainly laid to shingle with circular patio in the centre, shrub beds with mature shrubbery.



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

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 136.7 sq. metres (1,470.9 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 before the A326 turn right signposted Marchwood. At Marchwood proceed just past the Pilgrim public house and take 1st left into St Contest Way, follow the bend and the property 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

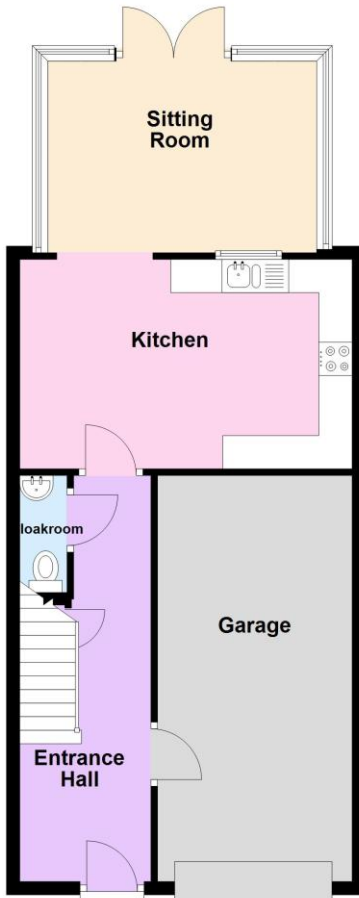
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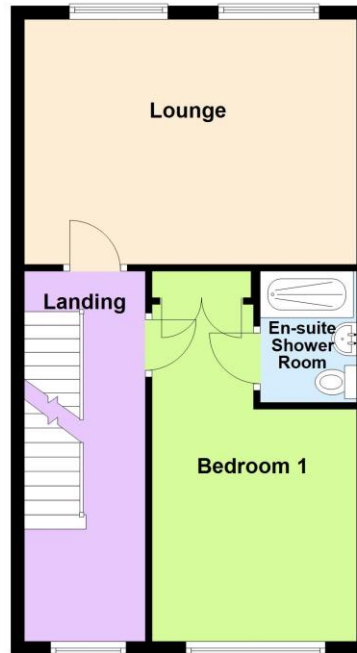
Ground Floor

Approx. 58.7 sq. metres (632.0 sq. feet)



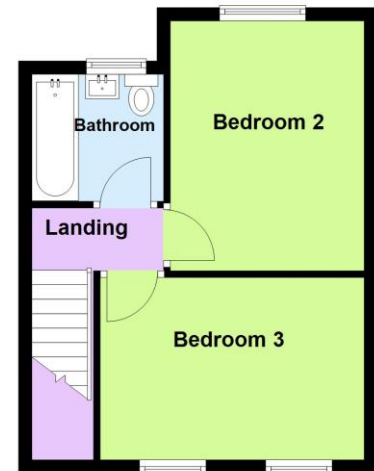
First Floor

Approx. 46.7 sq. metres (502.4 sq. feet)



Second Floor

Approx. 31.3 sq. metres (336.5 sq. feet)



Total area: approx. 136.7 sq. metres (1470.9 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

023 8084 8555

sales@pauljeffreys.co.uk

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