



10 Willow Drive, Marchwood SO40 4JY

£239,950

paul jeffreys



10 Willow Drive, Marchwood

A 2 BEDROOM END OF TERRACE HOUSE IN POPULAR AREA OF MARCHWOOD

Gas central heating, double glazing, one allocated parking space,
short walk of local pub

ACCOMMODATION

Entrance porch, lounge, kitchen/breakfast room,
2 bedrooms, bathroom

ENTRANCE PORCH wooden glazed front door, radiator, window,
door to:

LOUNGE c.4.29m x 3.58m (14'1" x 11'9"). Radiator, fireplace
with surround, front aspect window, double doors to:

KITCHEN/BREAKFAST ROOM c.3.58m x 2.36m (11'9" x 7'9").
Range off base units with cupboards & drawers, space for
appliances, electric oven & hob, worktops, tiled splashback, sink
unit, range of wall cupboards, cupboard housing 'Ideal'
combination boiler, tiled flooring, rear aspect window, door to
rear.

LANDING Radiator, hatch to loft space, door to:

BEDROOM 1 c.3.58m x 2.26m (11'9" x 7'5"). Radiator, rear
aspect window.

BEDROOM 2 c.3.58m x 2.95m (11'9" x 9'8"). Radiator,
overstairs cupboard, two front aspect windows.

BATHROOM Panelled bath with electric shower over with part
tiled surround, WC, pedestal wash hand basin, side aspect
window.

OUTSIDE FRONT: Small lawned area, slabbed area, one
allocated parking space, gated access to rear garden. **REAR:**
Mainly laid to lawn, garden shed, tap, gated access.

COUNCIL TAX BAND 'C' - payable 2026/27 - £2,186.97.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 49.6 sq. metres (533.5 sq. feet)
approx.

TENURE The Agents are advised this property is FREEHOLD.

DIRECTIONS Leave Hythe via Southampton Road to the A326 and before
reaching the roundabout, turn right signposted to Marchwood and
proceed along through to Marchwood and turn 1st right into Larkspur
Drive and 1st right into Willow Drive and the property will be found 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

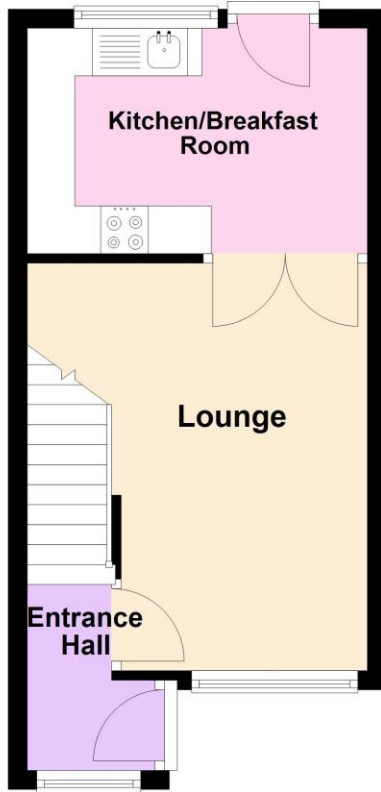
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

MJD/HC/04.26



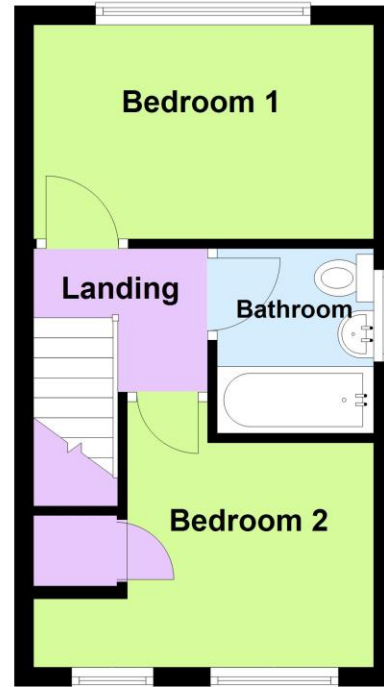
Ground Floor

Approx. 25.5 sq. metres (274.0 sq. feet)



First Floor

Approx. 24.1 sq. metres (259.5 sq. feet)



Total area: approx. 49.6 sq. metres (533.5 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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