



16 Quayside Walk, Marchwood, Southampton.

# 16 Quayside Walk

Marchwood  
Southampton  
SO40 4AH

Price: £335,000

Set within a private, gated community this well presented three bedroom townhouse offers flexible accommodation throughout. Internally there are three double bedrooms, a spacious lounge, a kitchen/dining room, a ground floor WC, shower room, a bathroom, driveway parking and integral garage. Outside of the property is ample off road parking and an enclosed, low maintenance rear garden.



## LOCATION

The property is set within an established residential gated development and just a short walk from the waterfront on the outskirts of Marchwood Village. The village itself has a variety of local shops and amenities including a doctors surgery and schools for children up to 12 year old. Secondary education is available at Applemore, Noadswood and Hounsdawn. Bus services provide access to other Waterside areas including Totton and Southampton. A passenger ferry service runs regularly from Hythe Pier to Town Quay in Southampton and there are good road links to the M27

and M3. Close proximity to the open New Forest enable many outside interests to be enjoyed and there are excellent recreation facilities nearby including a golf course at Dibden.

## ENTRANCE HALL

Timber, double glazed front door opens onto a spacious entrance hall. Providing access to ground floor accommodation and stairs to first floor. Window to front.

### **GARAGE**

A single garage with an up and over door to front. Space available for a washing machine and tumble dryer. Pedestrian door allows access to entrance hall.

### **KITCHEN/DINING**

A Fully fitted kitchen with wall and base units. Under cabinet lighting, roll edge worktop, tiled splash backs, stainless steel, one and a half bowl sink with drainer and chrome mixer tap. Integrated appliances include an electric oven and gas hob (with extractor). There is space for a fridge freezer as well as a dish washer. French doors lead out into the garden.

### **WC**

White suite fitted with a WC and hand basin.

### **LIVING**

A bright and airy room featuring a rear aspect. French doors open onto balcony.

### **BATHROOM**

This refitted 'Jack and Jill' bathroom has a tiled floor, part tiled walls, heated towel rail, wall mounted sink with 'waterfall' style chrome mixer tap, concealed



cistern w/c with push flush function, panelled bath with glass shower screen with chrome shower and controls.

### **BEDROOM THREE**

A double bedroom with Juliette balcony and built-in storage over stairs.

### **BEDROOM TWO**

A double bedroom with Juliette balcony.

### **SHOWER ROOM**

Double walk-in shower room, recently refitted to a high standard with tiled flooring, part tiled walls, extractor fan, glass shower enclosure with sliding screen door, chrome shower with remote control 'Mira' function, concealed cistern w/c with push flush function, wall mounted sink with chrome mixer tap and tiled splash back.

### **BEDROOM ONE**

A double bedroom facing to the rear of the property with a Juliette balcony overlooking the water beyond. Access to 'Jack and Jill' shower room plus built-in wardrobe



### **OUTSIDE OF THE PROPERTY**

#### **FRONTAGE**

Driveway parking for two cars directly outside the property with access to the garage.

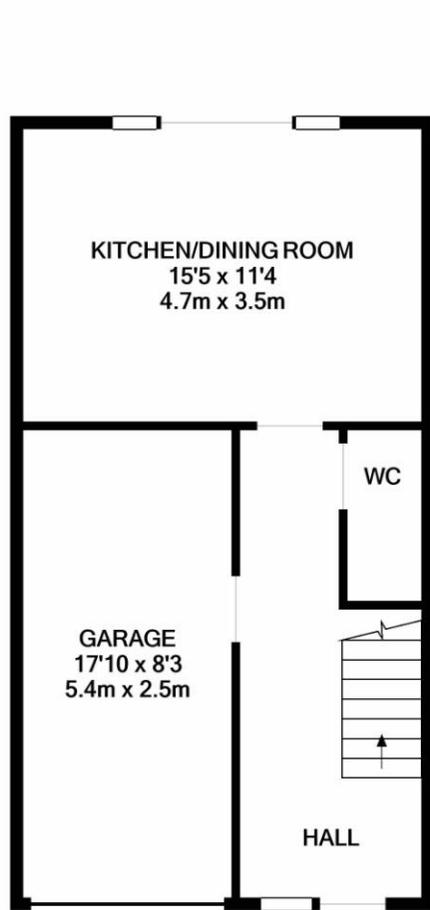
#### **REAR GARDEN**

A low maintenance rear garden with recently replaced fencing to side and rear as well as a rear gate that leads to a side pedestrian passage way. The balcony above provides a canopy over the timber decking area which then leads onto a circular paved area.

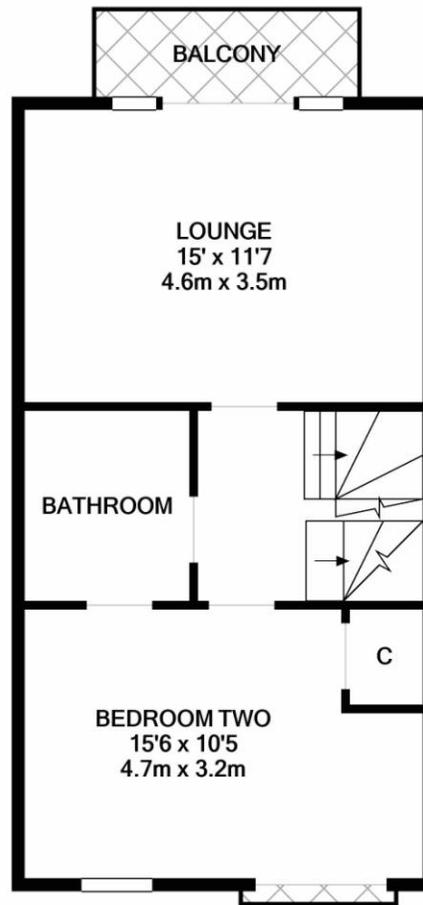
#### **COUNCIL TAX AND TENURE**

The council tax for this property is band 'E' through the New Forest District Council

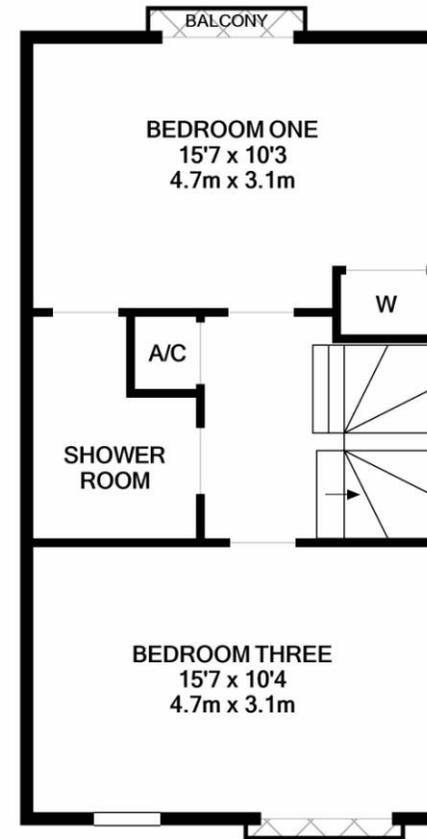
Tenure - Freehold with a management company that charge £87.00 every six months which covers the upkeep of the electric gates and the private lawn area within the development.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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