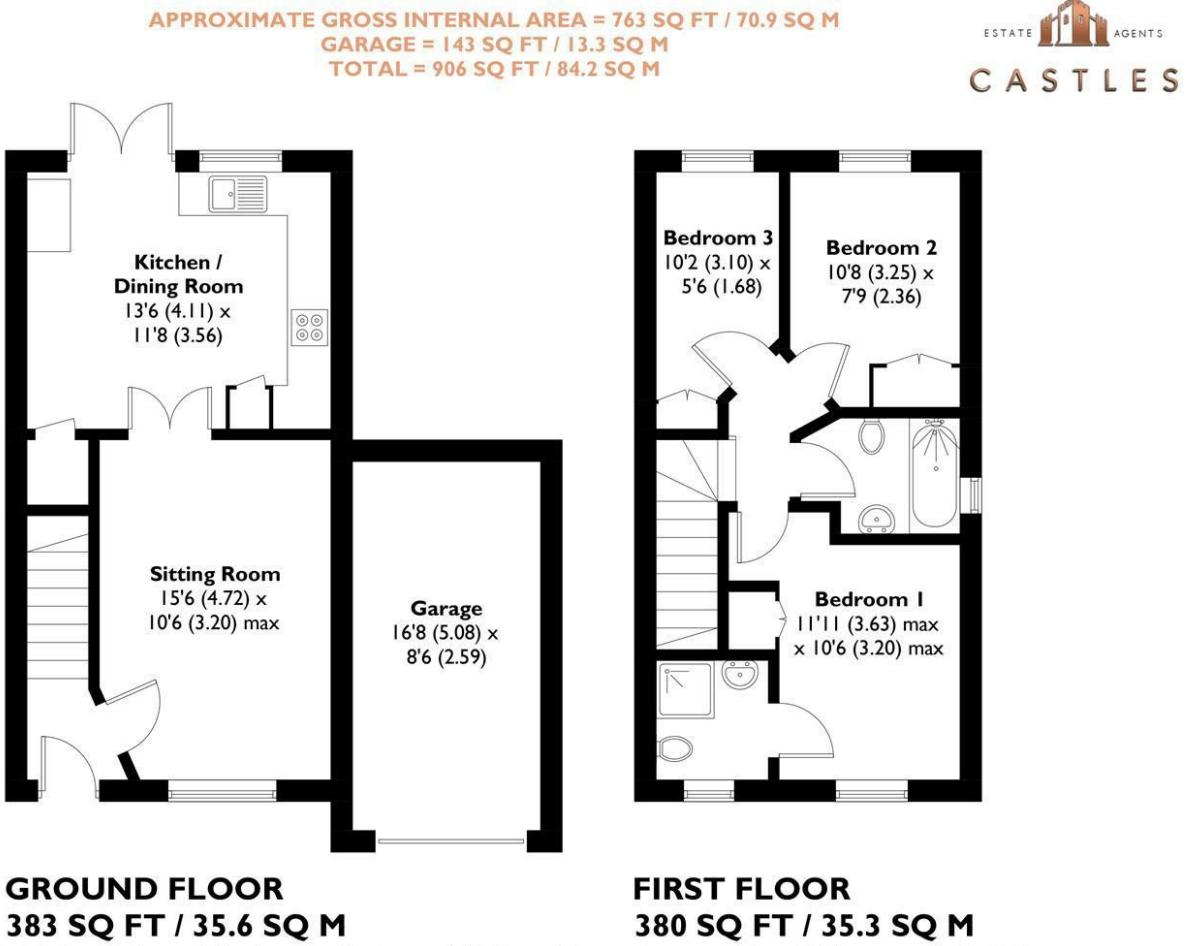


Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(91-100)	A	(82-91)	A
(89-80)	B	(81-91)	B
(79-69)	C	(69-80)	C
(69-60)	D	(60-69)	D
(59-50)	E	(50-60)	E
(50-40)	F	(40-50)	F
(40-30)	G	(30-40)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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19 Marsh Gardens

Southampton, SO30 2XN

We are pleased to welcome to the market this immaculate three bedroom property with off road parking and garage in the popular area of Grange Park, Hedge End.

This turn key property features a generous size lounge room which leads through to a beautiful open plan kitchen diner at the rear of the home offering views out over the garden and surrounding woodlands.

Moving upstairs there are three bedrooms in total. The primary bedroom benefits from an en-suite shower room and there is also a modern family bathroom.

Externally the rear garden is a great size and low maintenance made up of paving, decking and astro turf. There is side access on offer also. To the front there is a driveway in front of the garage for parking.

The local area has some excellent amenities nearby, including Marks & Spencers, Sainsbury's & many other retail parks. Within a short distance walk of this property there is Hedge End Railway Station which has frequent trains running to and from London Waterloo.

For more information or to arrange a viewing on this exceptional home please call Castles today.

Asking price £350,000

19 Marsh Gardens

Southampton, SO30 2XN



- THREE BEDROOMS
- GARAGE
- IMMACULATE THROUGHOUT

SITTING ROOM

15'5" x 10'5" (4.7 x 3.2)

KITCHEN DINER

13'5" x 11'5" (4.1 x 3.5)

BEDROOM ONE + EN-SUITE

11'9" x 10'5" (3.6 x 3.2)

BEDROOM TWO

10'5" x 7'6" (3.2 x 2.3)

BATHROOM

BEDROOM THREE

10'2" x 5'2" (3.1 x 1.6)

GARAGE

16'4" x 8'2" (5.0 x 2.5)

Solicitors

If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Financial Services

If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a

last minute comparison before you purchase a property as the current deals can change weekly.

Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed.

