



30 Hampton Close, Blackfield SO45 1WQ

paul jeffreys



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AN OLDER STYLE SEMI-DETACHED HOUSE

With scope for updating situated in quiet popular close. GCH, plastic fascias, soffits and gutters, detached garage, NO CHAIN.

ACCOMMODATION

Entrance hall, lounge, dining room, lean-to, kitchen, 3 bedrooms, bathroom.

ENTRANCE HALL Half glazed UPVC front door with two glazed side panels, stairs with cupboard below, radiator, telephone point and thermostat control.

LOUNGE c.4.15m x 3.63m (13'7" including bay x 11'11"). Front aspect bay window, gas fire with back boiler and open access to:

DINING ROOM c.3.56m x 3.02m (11'8" x 9'11"). Double radiator, two rear aspect windows and glazed French doors leading to:

LEAN-TO: c.3.65m x 2.52m (12' x 8'3"). Of single glazed construction with double sliding doors leading to rear garden.

KITCHEN c.3.59m x 2.42m (11'9" x 7'11"). Comprising inset enamel single drainer sink unit with cupboard below and space and plumbing for automatic washing machine. Range of base units with cupboards and drawers with worktops above and tiled splashbacks. Range of wall cupboards, space for fridge/freezer, double radiator, double aspect windows, half glazed door to side of property, glazed door to hall and glazed door to dining room.

LANDING Airing cupboard with lagged tank and immersion, side aspect window and hatch to loft space.

BEDROOM 1 c.3.65m x 3.38m (12' x 11'1" excluding bay). Front aspect bay window and radiator.

BEDROOM 2 c.3.56m x 3.06m (11'8" x 10'). Radiator and rear aspect window.

BEDROOM 3 c.2.62m x 2.42m (8'7" x 7'11"). Radiator and rear aspect window.

BATHROOM

White suite comprising panelled bath, WC, wash hand basin, half tiled walls, radiator and front aspect window.

OUTSIDE

FRONT GARDEN: Laid to lawn with flower beds, driveway with parking for approximately 3 cars leading to **GARAGE:** With power and light, side pedestrian door and rear and side aspect windows. Access to **REAR GARDEN:** Laid to lawn with flower and shrub beds, outside tap and shed. The rear garden is fully fenced.

COUNCIL TAX BAND 'C' - payable 2017/18 - £1456.93

EPC RATING To be confirmed.

TENURE The Agents are advised this property is FREEHOLD.

GROSS SQUARE MEASUREMENTS 93 sq. metres (1000.9sq. feet) approx.

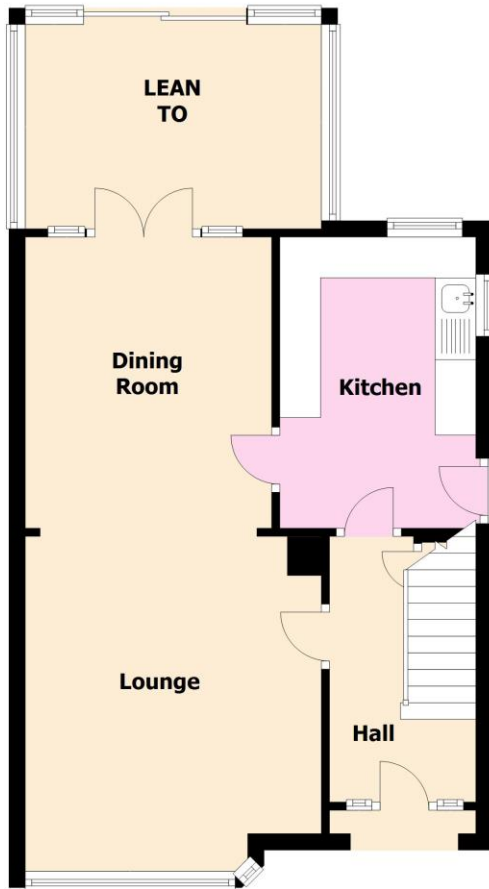
DIRECTIONS Leave Hythe via New Road leading onto Langdown Lawn. Fork left into Fawley Road and continue to the Hardley roundabout and proceed across into Long Lane. Pass through Holbury and at the roundabout take the second exit and proceed through the lights through the centre of Blackfield. Hampton Close will be found as a turning on the right hand side with the property located in 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.



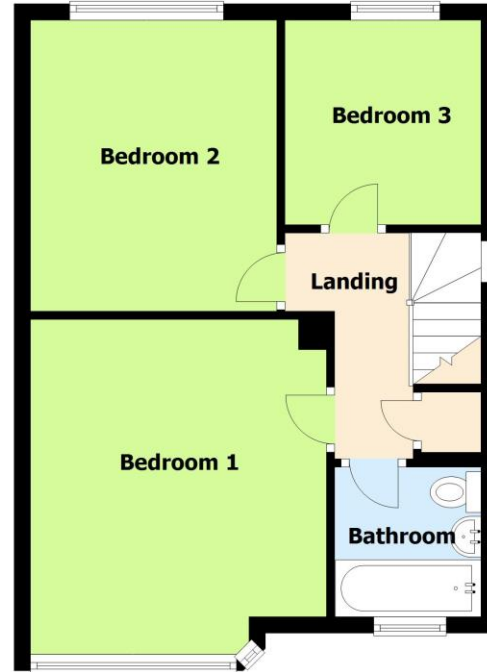
Ground Floor

Approx. 51.2 sq. metres (551.6 sq. feet)



First Floor

Approx. 41.7 sq. metres (449.3 sq. feet)



Total area: approx. 93.0 sq. metres (1000.9 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.

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