



1 Merlin Cottages, Fawley SO45 1DX

paul jeffreys



1 Merlin Cottages, Fawley

A THREE BED END OF TERRACE HOUSE IN CENTRAL FAWLEY VILLAGE

Gas central heating, double glazing, two allocated parking spaces, walking distance of local shops.

ACCOMMODATION

Entrance hall, kitchen, cloakroom, lounge/diner, landing, 3 bedrooms, en-suite, bathroom.

ENTRANCE HALL UPVC part glazed front door, radiator, understairs cupboard, telephone point, door to:

KITCHEN c.2.63m x 2.46m (8'8" x 7'10"). Range of base units with cupboards and drawers. Built-in oven and hob, space for washing machine, fridge/freezer and dishwasher. Worktop space, tiled splashbacks, range of wall cupboards and front aspect window.

CLOAKROOM WC, wash hand basin, radiator and extractor fan.

LOUNGE/DINER c.5.30m narrowing to 3.57m x 4.46m narrowing to 2.39m (17'5" narrowing to 11'9" x 14'8" narrowing to 7'10"). Two radiators, TV point and rear aspect window.

LANDING Radiator, storage cupboard and access to loft space.

BEDROOM 1 c.3.76m narrowing to 2.70m x 3.57m (12'4" narrowing to 8'10" x 11'9" excluding wardrobes). Radiator, two rear aspect windows and built-in wardrobe cupboards.

EN-SUITE Shower cubicle with folding doors, WC, pedestal wash hand basin, radiator and extractor fan.

BEDROOM 2 c.3.46m x 2.12m (11'4" x 7'). Radiator and rear aspect window.

BEDROOM 3 c.2.46m x 2.21m (8'1" x 7'3"). Radiator and rear aspect window.

BATHROOM Panelled bath with shower overhead and tiled surround. WC, pedestal wash hand basin, radiator and extractor fan.

OUTSIDE Easy maintenance block paved garden to the rear of the property. To the front of the property there are two allocated parking spaces.

COUNCIL TAX BAND 'C'.

EPC RATING To be confirmed.

TENURE The Agents are advised this property is FREEHOLD.

GROSS SQUARE MEASUREMENTS 84.1 sq. metres (905.4 sq. feet) approx.

DIRECTIONS Leave Hythe via New Road and Langdown Lawn and fork left onto Fawley Road. On reaching the Hardley roundabout proceed across into Long Lane. Pass through Holbury and on reaching the roundabout take the first exit into Fawley Road and continue for a short while. Turn left into School Road and continue into Central Fawley and turn right just after The Falcon Inn, into The Lane and Merlin Cottages will be found on the right 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.

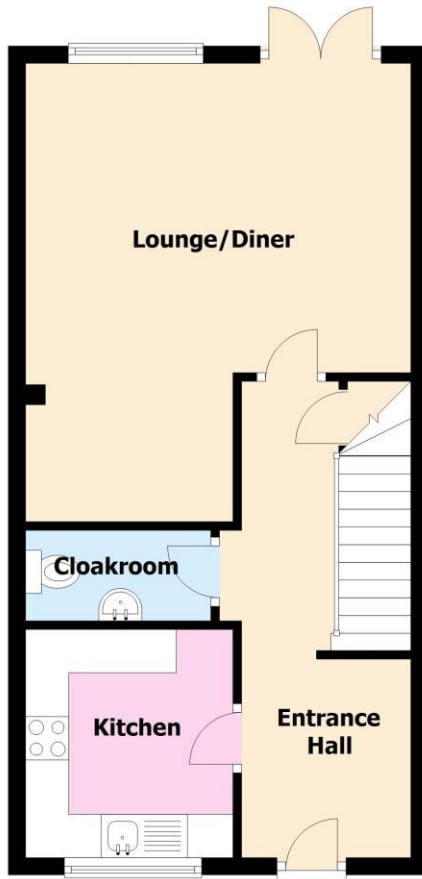
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK.

MJD/TW/08.17



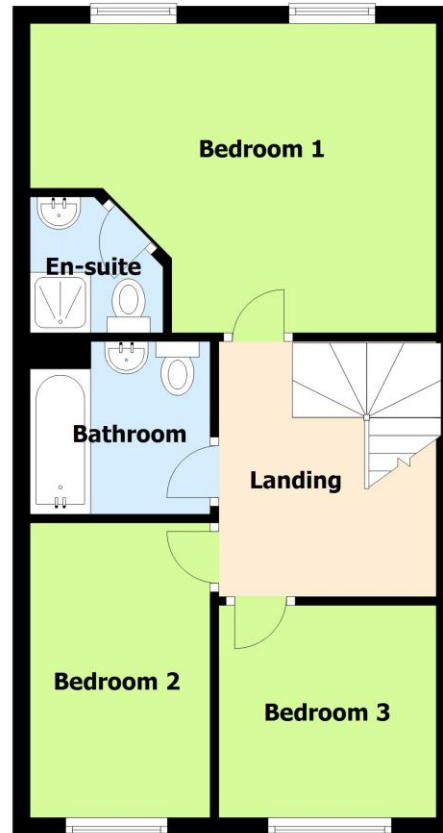
Ground Floor

Approx. 41.0 sq. metres (441.1 sq. feet)



First Floor

Approx. 43.1 sq. metres (464.3 sq. feet)



Total area: approx. 84.1 sq. metres (905.4 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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