



12 Timberley Close, Holbury SO45 2QE

paul jeffreys



12 Timberley Close, Holbury SO45 2QE

A 2 BED MID-TERRACE HOUSE

Gas central heating, double glazing, garage in block
NO CHAIN

ACCOMMODATION

Entrance porch, lounge/dining room, kitchen, 2 bedrooms,
shower room, gardens

ENTRANCE PORCH UPVC glazed front door with glass side panel,
storage cupboards housing meters, glazed door to:

LOUNGE/DINING ROOM c.6.99m narrowing to 4.00m x 4.67m
(22'11" x narrowing to 13'1" x 15'4"). UPVC front aspect
windows, two radiators, telephone point, TV point, UPVC patio
doors to rear.

KITCHEN c.2.60m x 2.22m (8'6" x 7'3"). Range of base units
with cupboards and drawers, built in oven with electric stainless
steel hob above with stainless steel splashback and stainless steel
extractor hood. Tiled splashbacks, space and plumbing for
automatic washing machine, dishwasher, fridge/freezer, stainless
steel sink unit, range of wall cupboards, cupboard housing
'Vaillant' combination boiler, rear aspect window.

LANDING Cupboard space (formerly an airing cupboard), hatch
to loft.

BEDROOM 1 c.3.71m x 3.06m (12'2" x 10'). Radiator, over-
stairs cupboard, front aspect window.

BEDROOM 2 c.2.94m x 2.72m (9'8" x 8'11" excl. built in
wardrobes). Radiator, built in wardrobes, rear aspect window.

SHOWER ROOM WC, pedestal wash hand basin, shower cubicle with
glass sliding doors and electric 'Triton' shower, fully tiled surround,
heated towel rail, rear aspect window.

OUTSIDE REAR: Laid to lawn, patio area, wooden garden shed, mature
shrubs and shrub beds, garden tap.
FRONT: Laid to lawn with shrub beds and mature conifer hedges.

COUNCIL TAX BAND To be advised.

EPC RATING 'C'.

TENURE The Agents are advised this property is FREEHOLD.

GROSS SQUARE MEASUREMENTS 65.3 sq. metres (703.8 sq. feet)
approx.

DIRECTIONS Leave Hythe via New Road and Langdown Lawn, forking
left before the Hospital into Fawley Road. On reaching the Hardley
roundabout take 3rd exit into Lime Kiln Lane following the road through to
the end and up to the roundabout and take 1st exit into Teachers Way,
1st right into Wedgewood Close and 1st right into Timberley Close, where
the property will be found at the end on the right, 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.

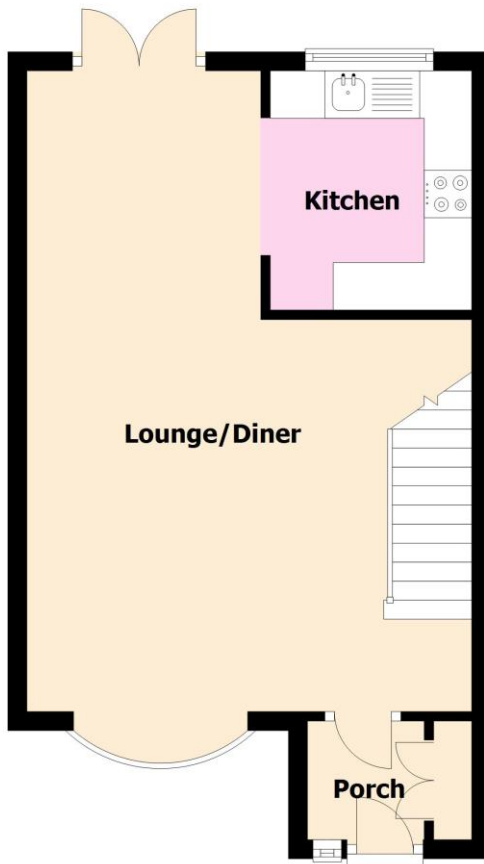
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK.

MJD/HC/1.18



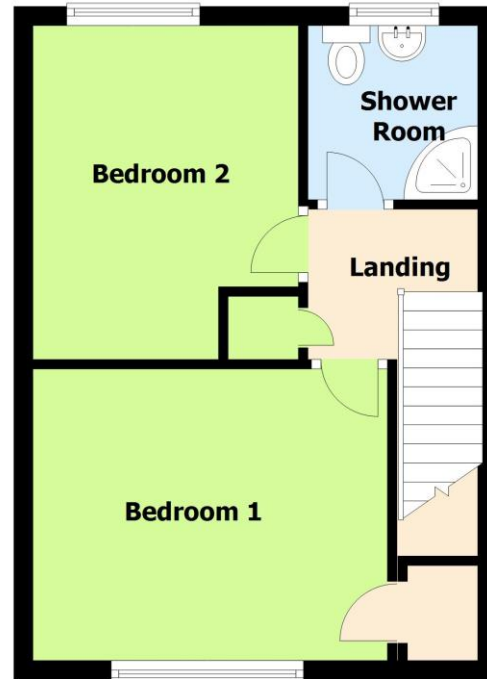
Ground Floor

Approx. 34.1 sq. metres (367.5 sq. feet)



First Floor

Approx. 31.2 sq. metres (336.3 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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