



23 Ivor Close, Holbury SO45 2NY

paul jeffreys



AN EXTENDED DETACHED BUNGALOW  
Within short level walk of local shops. UPVC double glazing, gas central heating, driveway with parking for 4/5 cars, detached garage. NO CHAIN.

#### ACCOMMODATION

Entrance hall, lounge/diner, kitchen/breakfast room, 3 bedrooms, shower room.

**ENTRANCE HALL** Part glazed wood effect front door, coat cupboard, airing cupboard, hatch to loft with loft ladder with insulation and boarded.

**LOUNGE/DINER** c.7.32m x 3.21m (24' x 10'6"). Two small side aspect windows, telephone point, two radiators, patio doors to rear.

**KITCHEN/BREAKFAST ROOM** c.6.15m x 2.78m (20'2" x 9'1"). Range of base units with cupboards and drawers, space & plumbing for automatic washing machine, tumble dryer, small fridge and small freezer. Built in 'Zanussi' oven, stainless steel 'Zanussi' gas hob with extractor above, wooden worktops, tiled splashbacks, stainless steel sink unit, cupboard housing floor-mounted 'Ideal' boiler, larder cupboard, radiator, TV point, side and rear aspect windows.

**BEDROOM 1** c.3.56m x 3.23m (11'8" x 10'7"). Radiator, built in wardrobes, built in chest of drawers, front aspect bay window.

**BEDROOM 2** c.3.16m x 2.77m (10'4" x 9'1"). Radiator, TV point, front aspect window.

**BEDROOM 3** c.3.19m x 2.77m (10'6" x 9'1"). Radiator, built in cupboard, side aspect window.

**SHOWER ROOM** Raised WC, wash hand basin in vanity unit, shower cubicle if glass surround with 'Mira' shower, extractor fan, tiled flooring, fully tiled walls, heated towel rail, side aspect window.

#### OUTSIDE

**REAR GARDEN:** Mostly laid to lawn, patio area, shrub beds with mature shrubbery, greenhouse, access to garage, garden tap.

**FRONT GARDEN:** Tarmac drive with parking for 4/5 cars, laid to lawn frontage with brick wall surrounding, shrub beds, access to garage.

**COUNCIL TAX BAND 'D'** – payable 2017/18 - £1,639.05.

**EPC RATING** To be confirmed.



GROSS SQUARE MEASUREMENTS 88.6 sq. metres (953.2 sq. feet) approx.

TENURE The agents are advised this property is FREEHOLD.

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.

DIRECTIONS Leave Hythe via New Road continuing up onto Langdown Lawn. Before the Hospital fork left into Fawley Road and continue to the Hardley roundabout. Take 2<sup>nd</sup> exit into Long Lane and after some way take 3<sup>rd</sup> turning right into Southbourne Avenue. After a short while turn left into Ivor Close and continue to the 'T' turning right and the property will be found halfway up on the left hand side.

VIEWING STRICTLY BY APPOINTMENT

OPEN	Weekdays	9.00am – 6.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

MJD/HC/1.18





## Ground Floor

Approx. 88.6 sq. metres (953.2 sq. feet)



Total area: approx. 88.6 sq. metres (953.2 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.

independent estate agents

**023 8084 8555**

[sales@pauljeffreys.co.uk](mailto:sales@pauljeffreys.co.uk)

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