



159 Heather Road, Fawley SO45 1EW

paul jeffreys



159 Heather Road, Fawley

A SPACIOUS FORMER LOCAL AUTHORITY HOUSE

Gas central heating, double glazing, solar panels supplementing hot water, cavity wall insulation, over 100' rear garden, parking for 3 cars. NO CHAIN.

ACCOMMODATION

Entrance hall, lounge/dining room, kitchen/breakfast room, 4 bedrooms, refitted bathroom

ENTRANCE HALL Telephone point, cloaks cupboard, radiator, tiled floor.

LOUNGE/DINING ROOM c.5.31m x 3.48m (17'5" x 11'5"). Double doors to garden, fitted electric fire in marble surround, radiator.

KITCHEN/BREAKFAST ROOM c.4.29m x 3.43m (14'1" x 11'3"). Part tiled walls, inset single drainer stainless steel sink unit with adjoining worktop, low level cupboards and drawers and space for washing machine, separate plumbing. Further worktop with low level cupboards and drawers and space for range cooker, wall mounted extractor fan with adjoining wall cupboard, larder cupboard, tiled floor, door to garden, radiator.

LANDING Linen cupboard.

BEDROOM 1 c.3.94m x 2.97m (12'11" x 9'9"). Range of bookshelves to one wall, access to roof space, radiator.

BEDROOM 2 c.3.89m x 2.62m (12'9" x 8'7"). Radiator.

BEDROOM 3 c.3.89m x 2.77m (12'9" x 9'1"). Radiator.

BEDROOM 4 c.2.90m x 2.19m (9'6" x 7'2"). Radiator.

BATHROOM Part tiled walls, refitted with panelled bath having plumbed in shower over, vanity hand basin with low level WC having concealed cistern, towel radiator.

OUTSIDE The front garden allows parking for 3 cars. The rear garden extends to over 100' in depth. Timber garden shed, greenhouse, brick built garden stores.

COUNCIL TAX BAND To be advised.

EPC RATING 'C'.

TENURE The Agents are advised this property is FREEHOLD.

GROSS SQUARE MEASUREMENTS 97.4 sq. metres (1,048.8 sq. feet) approx.

DIRECTIONS Leave Hythe via New Road and Langdown Lawn forking left into Fawley Road just before Hythe Hospital. Proceed across the roundabout into Holbury and at the next roundabout take 2nd exit and pass through the traffic lights and on reaching Blackfield village centre turn left into Blackfield Road. Take 2nd right into Foresters Road and at the T junction turn right and the property will be seen 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.

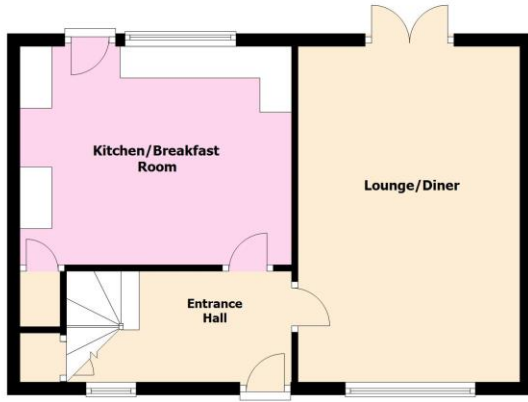
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK.

JRS/HC/2.18



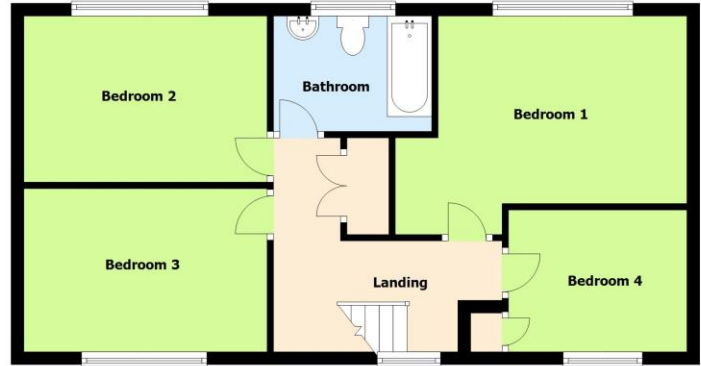
Ground Floor

Approx. 41.7 sq. metres (449.1 sq. feet)



First Floor

Approx. 55.7 sq. metres (599.7 sq. feet)



Total area: approx. 97.4 sq. metres (1048.8 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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