



4 Ivor Close, Holbury, SO45 2NY

paul jeffreys



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AN IMPROVED DETACHED BUNGALOW, WITHIN A SHORT LEVEL WALK OF LOCAL SHOPS
UPVC double glazing, gas central heating, plastic fascias/soffits/gutters, refitted kitchen, ample parking & large garage.

ACCOMMODATION

Entrance hall, lounge, kitchen/breakfast room,
3 bedrooms, bathroom, utility room.

ENTRANCE HALL Part glazed UPVC front door, smooth plastered ceiling, wood laminate flooring, radiator, coats cupboard, thermostat control, airing cupboard with lagged tank and immersion.

LOUNGE c.4.22m x 3.12m (13'10" x 10'3"). Double glazed sliding patio door to rear garden, wood laminate flooring, wall lights, electric fire, double radiator.

KITCHEN/BREAKFAST ROOM c.3.67m x 2.82m (12' x 9'3")
Refitted with range of units comprising inset single drainer stainless steel sink unit with one cupboard below, space and plumbing for dishwasher, range of base units with cupboards and drawers with worktops above, tiled splashbacks, range of wall cupboards. 'Electrolux' stainless steel gas hob with extractor hood over (externally vented), 'Electrolux' stainless steel electric oven below, space below worktop for fridge. 'Glow-Worm' gas-fired boiler, breakfast bar, tiled flooring, radiator, side and rear aspect window, glazed UPVC door to:

UTILITY ROOM c.3.25m x 1.61m (10'7" x 5'3"). Range of base units with cupboards and drawers with worktops above and tiled splashbacks, space and plumbing for automatic washing machine, windows to three aspects, radiator, tiled floor, glazed door to rear garden. (This room is of single skin construction.)

BEDROOM 1 c.3.40m x 3.16m (11'2" excl. wardrobes x 10'4"). Front aspect bay window, double radiator, range of built in wardrobes with box cupboards above bed area and two bedside cabinets.

BEDROOM 2 c.3.16m x 2.78m (10'4" x 9'1"). Front aspect window, radiator.

BEDROOM 3 c.3.08m x 2.78m (10'1" x 9'1"). Side aspect window, radiator, built in cupboard.

BATHROOM Refitted cream coloured suite with fully tiled walls. Comprising panelled bath with mixer tap shower attachment over and shower with folding shower screen, close coupled WC, wash hand basin, radiator, light/shaver socket, recessed downlighters, tiled floor, hatch to loft space, side aspect window.

OUTSIDE FRONT GARDEN: Large gravel area, tarmac drive with parking for approx. 5 cars, leading to DETACHED GARAGE of good size with power, light and door to garden. Pedestrian gate from drive leading to REAR GARDEN: Approx. 15.25m/50' in depth, with large paved patio,



lawned area, small flower bed. Workshop with power and light and front aspect window.

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

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 73.1 sq. metres (787.2 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 2nd exit into Long Lane and after some way take 3rd turning on right into Southbourne Avenue. After a short while turn left into Ivor Close and continue to the 'T' turning left and the property will be found 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

PMD/HC/1.17





Ground Floor

Approx. 73.1 sq. metres (787.2 sq. feet)



Total area: approx. 73.1 sq. metres (787.2 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.

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