



14 Wessex Close, Blackfield SO45 1WZ

paul jeffreys





## 14 Wessex Close, Blackfield

### AN IMPROVED SEMI DETACHED HOUSE

Gas central heating (new boiler to be installed June 2018), double glazing plastic fascias & soffits, refitted kitchen & shower room, double glazed conservatory

### ACCOMMODATION

Entrance vestibule, dining room, kitchen, lounge, conservatory, 3 bedrooms, shower room

**ENTRANCE VESTIBULE** Radiator, cloaks cupboard and open access to:

**DINING ROOM** c.4.93m x 2.44m (16'2" x 8'). Double and single radiator, bay window, arch to lounge and door to:

**KITCHEN** c.3.30m x 2.80m (10'10" x 9'2"). Part tiled walls, refitted with inset single drainer 1.5 bowl sink unit. Adjoining granite transformation worktops with low level cupboards and drawers with space for washing machine and tumble drier. Built-in four burner 'Neff' gas hob with 'Hot Point' stainless steel oven beneath, extractor over and adjoining wall cupboards. Further worktop with low level cupboards, space for fridge and freezer, wall cupboards and shelves over. Radiator and tiled floor. Door to garden.

**LOUNGE** c.5.92m x 3.66m (19'5" x 12'). Period style fire surround with fitted coal effect electric fire, three wall light points, TV point, two radiators, staircase to first floor and double doors to:

**CONSERVATORY** c.3.05m x 2.57m (10' x 8'5" maximum measurements). Double doors to garden, radiator and tiled floor.

**LANDING** Linen cupboard. Access to roof space where the new 'Worcester' combination boiler will be installed.

**BEDROOM 1** c.3.30m x 3.10m (10'10" x 10'2"). Plus range of mirror fronted wardrobe cupboards to one wall. Radiator.

**BEDROOM 2** c.3.41m x 2.82m (11'2" x 9'3"). Built-in wardrobe cupboard. Radiator.

**BEDROOM 3** c.2.54m x 2.03m (8'4" x 6'8"). Radiator and storage cupboard.

**SHOWER ROOM** Refitted with quadrant shower cubicle having 'Mira' plumbed in shower. Pedestal hand basin, low level WC suite, chromium heated towel rail and tiled floor.

**OUTSIDE** Concrete driveway allows parking for one car. Outside tap. The **FRONT GARDEN** is laid to lawn with pedestrian side gate with extensive paved and patio area. Two garden sheds, area of artificial lawn which is bounded on all sides by an abundance of mature shrubs and bushes.

**COUNCIL TAX BAND 'C'** – Payable 2018/19 – £1537.73.

**EPC RATING** To be advised.

**TENURE** The Agents are advised this property is FREEHOLD.

**GROSS SQUARE MEASUREMENTS** 89.4 sq. metres (1162.10 sq. feet) approx.

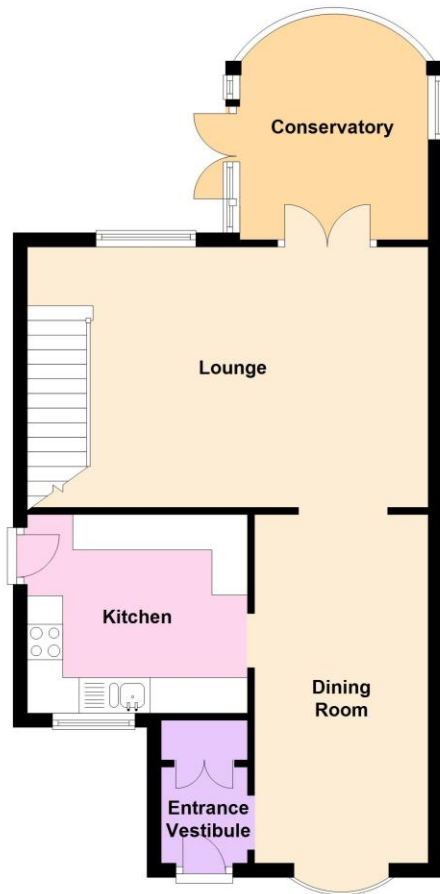
**DIRECTIONS** Leave Hythe via New Road and Langdown Lawn forking left into Fawley Road. At the roundabout take 2<sup>nd</sup> exit and pass through Holbury to the next roundabout again taking the 2<sup>nd</sup> exit. On reaching Blackfield village centre turn left immediately after the Graham Norris Centre, turn left into Walkers Lane North, 2<sup>nd</sup> left into Saxon Road and first right into Wessex Close.

**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/TW/05.18



## Ground Floor



## First Floor



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

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**Open 7 Days**

 Paul Jeffreys Estate Agents

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