



3 Springfield Avenue, Holbury SO45 2LQ

paul jeffreys





## 3 Springfield Avenue, Holbury

### A MUCH IMPROVED DETACHED BUNGALOW

Level walking distance of local shops.  
Gas central heating, double glazing, plastic fascias & soffits, refitted kitchen & bathroom, long drive to detached garage, neatly tended gardens.

### ACCOMMODATION

Entrance hall, lounge, kitchen, dining room,  
3 bedrooms, bathroom, separate WC.

ENTRANCE HALL Radiator.

LOUNGE c.5.05m x 3.28m (16'7" x 10'9"). Radiator, TV point.

KITCHEN c.4.83m x 2.13m (15'10" x 7'). Part tiled walls, inset 1.5 bowl acrylic single drainer sink unit with adjoining worktops having low level cupboards & drawers and space for both washing machine & dishwasher, separate plumbing. Further worktop with low level cupboards and integrated fridge and freezer, built in ceramic hob with electric oven beneath and stainless steel extractor over, further worktop with low level cupboards and glazed cupboards over, cupboard housing gas combination boiler for central heating and hot water system, thermostat control, ceramic tiled floor, open access to:

DINING ROOM c.3.94m x 2.13m (12'11" x 7'). Telephone point, radiator, casement door to garden.

BEDROOM 1 c.3.81m x 3.15m (12'6" x 10'5"). TV point, radiator.

BEDROOM 2 c.3.35m x 2.16m (11' x 7'1"). Access to loft via loft ladder, radiator.

BEDROOM 3 c.3.35m x 2.11m (11' x 6'11"). Tilt & turn door/window to garden, radiator.

BATHROOM Part tiled walls, panelled bath with plumbed in shower over, pedestal hand basin, low level WC suite, chromium heated towel radiator, tiled floor, extractor fan & window.

SEPARATE WC With low level suite and window.

OUTSIDE Five bar gate and long concrete driveway allows parking for 4/5 vehicles and gives access to DETACHED GARAGE c.5.69m x 2.64m (18'8" x 8'8") with up and over door and personal door. The gardens are a particular feature of the property having been attractively landscaped with the front being laid to lawn with well stocked flower and shrub beds, side access leads to the rear garden that has a paved patio area behind the bungalow with central lawned area, bounded by well stocked flower and shrub beds and further patio at the rear of the garden. Outside tap, timber garden shed.

COUNCIL TAX BAND 'D' –payable 2018/19 - £1,729.95.



EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 76.2 sq. metres (820 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 and Langdown Lawn, forking left into Fawley Road just before Hythe Hospital. Proceed to the roundabout and straight across into Holbury and turn right into Waltons Avenue immediately before KFC. Springfield Avenue is the 1<sup>st</sup> turning on the left with the property being 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

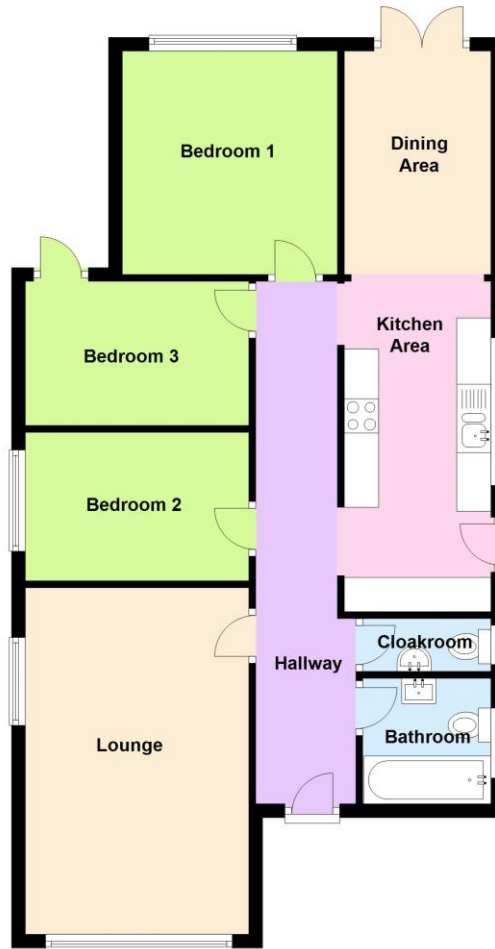
JRS/HC/5.18







## Ground 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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