



19 Ivor Close, Holbury SO45 2NY

paul jeffreys



AN EXTENDED 3 BED DETACHED BUNGALOW IN  
NEED OF MODERNISATION

Gas central heating, triple glazing, long driveway  
with parking for 4/5 cars, detached garage, plastic  
fascias, soffits and gutters. NO CHAIN.

ACCOMMODATION

Hall, lounge, dining room, kitchen, 3 bedrooms,  
bathroom, separate WC, gardens.

FRONT DOOR Leading to:

BEDROOM 2 c.4.80m narrowing to 3.68m x 3.22m (15'9"  
narrowing to 12'1" x 10'7"). UPVC half glazed front door,  
2 radiators and front bay window, door to Inner Hall.

AGENTS NOTE A studwork wall could be installed to  
separate Bedroom 2.

INNER HALL Coat cupboard and airing cupboard.

LOUNGE c.4.14m x 3.21m (13'7" x 10'6"). Gas fire with  
brick surround, 2 radiators, UPVC door to rear with glazed  
windows to both sides and serving hatch.

DINING ROOM c.4.12m x 2.78m narrowing to 1.70m  
(13'6" x 9'1" narrowing to 5'7"). Floor mounted  
'Potterton' boiler, cupboards with shelving, radiator and  
side aspect window, door to:

KITCHEN c.3.24m x 3.19m (10'8" x 10'6"). Range of base  
units with cupboards and drawers, space for gas cooker,  
space and plumbing for automatic washing machine,  
stainless steel sink unit, tiled splash backs and space for  
fridge/freezer. Wall cupboards, side and rear  
aspect windows and part glazed UPVC door to rear.

BEDROOM 1 c.3.98m x 2.76m (13'1" x 9'1"). Radiator,  
built-in wardrobes and front aspect window.

BEDROOM 3 c.2.94m x 2.76m (9'8" x 9'1"). Radiator,  
built-in cupboard and side aspect window.

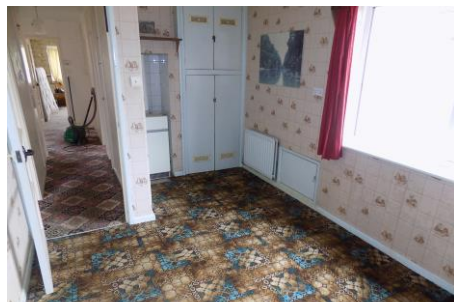
BATHROOM Panelled bath with 'Triton' electric shower  
overhead, grab rails and disabled seat. Radiator, pedestal  
wash hand basin, fully tiled walls, hatch to loft space,  
extractor fan and side aspect window.

SEPARATE WC WC, radiator and side aspect window.

OUTSIDE

FRONT GARDEN: Laid to lawn area with brick front wall.  
Driveway with parking for 4/5 cars leading to DETACHED  
GARAGE.

REAR GARDEN: Mostly laid to lawn with mature shrubs  
beds, small paved area, summer house and garden shed.



COUNCIL TAX BAND tbc

EPC RATING 'E'

GROSS SQUARE MEASUREMENTS 75.0 sq. metres (806.8 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 continue up onto Langdown Lawn. Before the Hospital fork left into Fawley Road and continue to the Hardley rounabout. Take the second exit into Long Lane and after some way take the third turning right onto Southbourne Avenue. After a short while turn left into Ivor Close and the property will be found almost at the end of the 'T' indicated by our 'For Sale' board.

VIEWING STRICTLY BY APPOINTMENT

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

MJD/TW/6.18





## 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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