



18 Sycamore Drive, Holbury SO45 2QA

paul jeffreys





A 3 BEDROOM DETACHED BUNGALOW IN GOOD LOCATION

UPVC conservatory, gas central heating, double glazing, block paved drive with parking for 2 cars, integral garage.

ACCOMMODATION

Entrance hall, lounge/diner, conservatory, kitchen, 3 bedrooms, bathroom, garden

**ENTRANCE HALL** Part glazed UPVC front door, hatch to loft space, radiator, airing cupboard with tank, door to:

**LOUNGE/DINER** c.5.45m x 3.30m (17'11" x 10'10"). Radiator, electric coal effect fire, TV point, front aspect French doors to:

**CONSERVATORY** c.3.54m x 2.42m (11'7" x 7'11"). Constructed approx. 1 year ago, UPVC glazed, roof blinds, rear window blinds, French doors to garden.

**KITCHEN** c.4.55m x 2.51m (14'11" x 8'3"). Range of base units with cupboards and drawers, built-in 'Neff' oven with grill, stainless steel 'Hotpoint' gas hob with stainless steel extractor hood over, stainless steel 1.5 bowl sink unit, worktop space, tiled splashbacks, space for automatic washing machine, range of wall cupboards, space for fridge/freezer, radiator, rear aspect window, glazed UPVC door to rear.

**BEDROOM 1** c.3.70m x 2.93m (12'2" x 9'7"). Radiator, large wardrobe with sliding doors, front aspect window.

**BEDROOM 2** c.3.48m x 2.33m (11'5" x 7'8"). Radiator, rear aspect window.

**BEDROOM 3** c.2.63m x 2.15m (8'8" x 7'1"). Radiator, front aspect window.

**BATHROOM** WC, pedestal wash hand basin, panelled bath with glass shower door with 'Showerforce' electric shower over, fully tiled surround, radiator, side aspect window.

**OUTSIDE FRONT:** Access to garage with up and over door with power and light, 'Glow-Worm' boiler, block pavier driveway with parking for two cars, laid to lawn with mature shrubs, mature conifer hedge. **REAR:** Mostly laid to lawn with shrub beds and mature shrubbery, garden shed, tap, small patio area and side access.

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

**EPC RATING 'D'.**

**GROSS SQUARE MEASUREMENTS** 77 sq. metres (828.4 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 2<sup>nd</sup> exit into Long Lane and turn right after Travis Perkins into Lime Kiln Lane. Continue straight along and turn right and the property will be found towards the end.

**VIEWING STRICTLY BY APPOINTMENT**

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

MJD/HC/07/18





## Ground Floor

Approx. 77.0 sq. metres (828.4 sq. feet)



Total area: approx. 77.0 sq. metres (828.4 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.

independent estate agents

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