



12 St. George's Court, Blackfield SO45 1FD

paul jeffreys



12 St. George's Court, Blackfield

A MODERN DETACHED FAMILY HOUSE

Constructed approx. 10 years ago & subsequently updated & improved by the current owner & to a high standard with some interior alterations.

Gas central heating, double glazing, 2 refitted en suite showers, Karndeian flooring to wet areas & conservatory, recently relaid carpets. NO CHAIN.

ACCOMMODATION

Entrance porch, lounge/dining room, conservatory, kitchen, utility room, cloakroom, 4 bedrooms, 2 en suite shower rooms, family bathroom.

ENTRANCE PORCH Electric wall fire, door to:

LOUNGE c.4.73m x 3.91m (15'6" x 12'10" max. measurements). Staircase to first floor with cupboard beneath, 2 radiators, thermostat, open access to:

DINING ROOM c.3.82 x 2.82 (12'6" x 9'3") Radiator, double doors to:

CONSERVATORY c.3.91m x 3.30m (12'10" x 10'10" max.) Karndeian wood effect flooring, double doors to garden, wall light point.

KITCHEN c.2.98m x 2.88m (9'9" x 9'5"). Part tiled walls, inset 1.5 bowl single drainer stainless steel sink unit with adjoining worktop, low level cupboards and drawers, integrated dishwasher, further worktop with low level

cupboards, integrated fridge/freezer to one side, 'Hotpoint' 4 burner gas hob with oven beneath and extractor over, range of wall cupboards, chromium towel radiator, Karndeian flooring, ceiling low wattage downlighters, glazed double doors to:

UTILITY ROOM Part tiled walls, inset single drainer stainless steel sink unit with adjoining worktop, space beneath for washing machine, separate plumbing. Wall cupboard over, ceiling low wattage downlighters, door to garden, door to:

CLOAKROOM Low level WC suite, pedestal hand basin, chromium towel radiator, window & extractor fan, low wattage downlighters.

LANDING Access to roof space via loft ladder.

BEDROOM 1 c.3.84m x 3.42m (12'7" x 11'3"). Double built in wardrobe cupboard, radiator, 2 low wattage besides lights, door to:

EN SUITE SHOWER ROOM Recently refitted with fully tiled quadrant shower cubicle, pedestal hand basin, low level WC suite, chromium towel radiator, half tiled walls, extractor fan, Karndeian flooring, ceiling low wattage downlighters.

BEDROOM 2 c.2.70m x 2.89m (8'10" x 9'6"). Radiator.

EN SUITE SHOWER ROOM Recently refitted with fully tiled quadrant shower cubicle, pedestal hand basin, low level WC suite, chromium towel radiator, half tiled walls, extractor fan, Karndeian flooring, ceiling low wattage downlighters, window.



BEDROOM 3 c3.88 x 2.82 (12'9" x 9'3"). Radiator.

BEDROOM 4 c.3.06 x 2.48 (10' x 8'2"). Radiator.

BATHROOM Half tiled walls, panelled bath with mixer taps & shower fitment, pedestal hand basin, low level WC suite, chromium towel radiator, ceiling low wattage downlighters, extractor fan & window.

OUTSIDE Block pavier driveway allows parking for 2 cars and gives access to INTEGRAL GARAGE with electric door with remote control, light, power and 'Worcester Bosch' gas boiler for central heating & hot water. The front garden is laid to lawn with shrubs & bushes, pedestrian side access on either side of the property leads to the rear garden that offers a high degree of privacy, has paved patio area, area of lawn and flower beds, timber garden shed, outside tap.

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

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 111.46 sq. metres (1,083.69 sq. feet) approx. excluding garage.

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, through Holbury to the next roundabout taking 2nd exit. Proceed through Blackfield village centre and after the sharp left hand bend turn left into Mopley, which leads into Walkers Lane South. St. George's Court is on the left after approx. 500 yards.

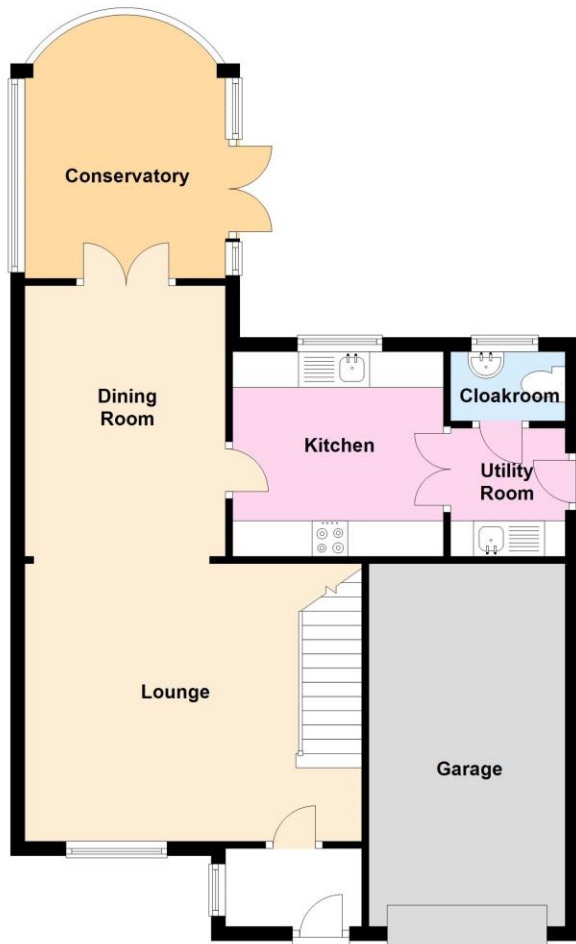
VIEWING STRICTLY BY APPOINTMENT

JRS/HC/08.18





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

023 8084 8555

sales@pauljeffreys.co.uk

pauljeffreys.co.uk

 Zoopla.co.uk

 rightmove.co.uk
The UK's number one property website

paul jeffreys

Sales | lettings | land

Open 7 Days

 Paul Jeffreys Estate Agents

 @pauljeffreys92