



21 Sycamore Drive, Holbury SO45 2QA

paul jeffreys





A 3 BED DETACHED BUNGALOW IN A QUIET LOCATION.  
Gas central heating, double glazing, parking for 3/4 cars,  
detached garage, refitted kitchen.

#### ACCOMMODATION

Entrance Hall, lounge/diner, kitchen, 3 bedrooms,  
bathroom, garden.

**ENTRANCE HALL** New UPVC part glazed front door with  
small glazed panel to side, radiator, loft hatch with ladder  
and partly boarded, airing cupboard.

**LOUNGE/DINER** c.5.97m narrowing to c. 3.10 x 3.74m  
narrowing to 2.62m (19'7" narrowing to 10'2" x 12'3"  
narrowing to 8'7"). TV point x 3, radiator x 2 and 2 front  
aspect windows.

**KITCHEN** c.2.94m x 2.43m (9'8" x 8'1"). Range of base  
units with cupboards and drawers. Space and plumbing  
for automatic washing machine, space for oven/hob,  
stainless steel extractor hood above, built-in fridge  
freezer, stainless steel sink unit, worktops, tiled  
splashbacks, range of wall cupboards, glazed UPVC door  
to side, side aspect windows.

**BATHROOM** Panelled bath with mixer taps shower  
overhead, pedestal wash hand basin, WC, fully tiled  
surround, side aspect window.

**BEDROOM 1** c.3.77m x 2.72m (12'4" x 8'11"). Radiator  
and rear aspect window.

**BEDROOM 2** c.3.15m x 2.75m (10'4" x 9') Radiator, rear  
aspect window.

**BEDROOM 3** c. 2.97m x 2.11m (9'9" x 6'11") Radiator, side  
aspect window.

#### OUTSIDE

**REAR GARDEN:** Mostly laid to lawn, side access,  
greenhouse, mature shrubbery, tap, access to garage.

**FRONT GARDEN:** Laid to lawn, mature shrubbery and tree,  
parking for 3/4 cars, garage with power and light housing  
'Worcester' boiler, shrub beds.



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

EPC RATING 'C'

GROSS SQUARE MEASUREMENTS 66.2 sq. metres (712.2 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 the 2<sup>nd</sup> exit into Long Lane and take the right after Travis Perkins into Lime Kiln Lane, continue for a short while and take a left onto Sycamore Road, continue straight and follow the road to the left and the property will be found on the left hand side 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/JH/9.17





## Ground Floor

Approx. 66.2 sq. metres (712.2 sq. feet)



Total area: approx. 66.2 sq. metres (712.2 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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