



45 Larkspur Gardens, Holbury SO45 2QH

paul jeffreys



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A MODERN DETACHED BUNGALOW

Level walk of local shopping parade.

Gas central heating, double glazing, plastic fascias, garage and additional parking space, garden

ACCOMMODATION

Entrance hall, lounge, conservatory, kitchen, 3 bedrooms, wetroom

ENTRANCE HALL Telephone point, radiator, thermostat, airing cupboard with 'Worcester Bosch' gas combination boiler for central heating and hot water system, access to roof space.

LOUNGE c.5.49m x 3.35m (18' x 11'). Period style fire surround with fitted coal effect electric fire, TV point, two radiators, sliding door to:

CONSERVATORY c.3.20m x 3.05m (10'6" x 10'). Double doors to garden, two radiators.

KITCHEN c.4.55m x 2.49m (14'11" x 8'2"). Part tiled walls, inset single drainer stainless steel sink unit with adjoining corner worktops, range of low level cupboards and drawers, integrated dishwasher, plumbing for washing machine and fitted 'AEG' ceramic hob with oven beneath, extractor over and range of wall cupboards. Space for fridge/freezer, radiator, door to garden.

BEDROOM 1 c.3.05m x 3.00m (10' x 9'10" excl. door recess and wardrobe cupboards). Range of built in wardrobe cupboards, radiator.

BEDROOM 2 c.3.56m x 2.62m (11'8" x 8'7"). Built in wardrobe cupboard, radiator.

BEDROOM 3 c.2.74m x 2.29m (9' x 7'6").

WETROOM Mostly tiled walls, 'Mira Advance' electric shower, pedestal hand basin, low level WC suite, chromium towel radiator, window and extractor fan.

OUTSIDE Driveway leads to ATTACHED GARAGE with up and over door and personal door. Additional car parking space. The garden to the front is mainly laid to lawn with shrubs and bushes, pedestrian side access on either side of the property leads to the rear garden that is landscaped with an area of paved patio, area of lawn, numerous shrubs, trees and bushes, including a number of soft fruit trees. Timber summer house c.4.27m x 3.05m (14'1" x 10'), which includes a 4' veranda. Timber garden shed, outside tap.

COUNCIL TAX BAND To be advised.

EPC RATING 'C'.

TENURE The Agents are advised this property is FREEHOLD.

GROSS SQUARE MEASUREMENTS 77.3 sq. metres (832 sq. feet) approx.

DIRECTIONS Leave Hythe via New Road and Langdown Lawn forking left into Fawley Road just before Hythe Hospital. At the roundabout proceed across towards Holbury taking 1st right into Lime Kiln Lane. At the end turn left (also Lime Kiln Lane) and at the roundabout take 1st exit into Teachers Way, 1st left into Larkspur Gardens, 1st right, at the end turn left and the bungalow will be seen on the right hand side.

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.

VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK.

JRS/HC/07.18



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.

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