



11 Norman Road, Blackfield SO45 1YF

paul jeffreys



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AN EXTENDED DETACHED BUNGALOW
REQUIRING UPGRADING, WITH 3 BEDROOMS,
2 RECEPTION ROOMS & KITCHEN/BREAKFAST ROOM
Gas central heating, mostly double glazed, ample parking
NO CHAIN.

ACCOMMODATION

Entrance hall, lounge, dining room, kitchen/breakfast
room, 3 bedrooms, wetroom

ENTRANCE HALL Part glazed UPVC front door, radiator,
airing cupboard with lagged tank, thermostat control,
storage cupboard, telephone point, hatch to loft with
ladder.

LOUNGE c.4.52m x 3.64m (14'10" x 11'11"). High level
side aspect window (not double glazed), two radiators,
open fireplace, arch to:

DINING ROOM c.3.45m x 2.73m (11'4" x 9'). Radiator,
rear aspect window, open access to:

KITCHEN/BREAKFAST ROOM

Breakfast Area: c.3.03m x 2.74m (9'11" x 9'). Rear and
side aspect windows, single glazed door to side of
property, radiator, open access to:

Kitchen Area: c.3.27m x 2.74m (10'9" x 9'10"). Inset
single drainer sink unit with cupboards and drawers
below, worktops, range of wall cupboards, fully tiled

walls, 'Indesit' electric cooker, further worktops with base
unit and space & plumbing for dishwasher and automatic
washing machine. 'Icos' gas fired boiler, side aspect
window, door to hall.

BEDROOM 1 c.3.80m x 3.30m (12'6" x 10'10" excl. door
recess). Front aspect window, radiator.

BEDROOM 2 c.2.58m x 2.21m (8'6" x 7'3"). Built in
cupboard, radiator, side aspect window.

WETROOM Fully tiled walls, walk-in shower cubicle with
glass screen, close coupled WC, wash hand basin with
cupboards below, chrome heated towel rail, smooth
plastered ceiling with recessed downlighters, 'Dimplex'
electric wall heater, side aspect window.

OUTSIDE

FRONT GARDEN: Of good size with two large lawned
areas, well stocked flower and shrub beds with bushes,
double gates leading to drive with parking for two cars and
space for garage. There is access to the left hand side of
the property to the rear garden and also a gate from the
driveway leading to the **REAR GARDEN:** Triangular shaped,
being laid to lawn with flower beds and timber shed to
remain.



COUNCIL TAX BAND tbc

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 89.9 sq. metres (967 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 Langdown Lawn forking left before the hospital into Fawley Road. On reaching the roundabout take 2nd exit into Long Lane, pass through Holbury and on reaching the roundabout take 2nd exit signposted Blackfield and proceed through the traffic lights. Continue through the centre of Blackfield and turn left just after the Graham Norris Business Centre into Walkers Lane North and Norman Road will be found as the last turning on the right hand side. Continue to the very end and the property will be found as the last property 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

PMD/HC/09.18





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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