



69 Hampton Lane, Blackfield SO45 1WN

paul jeffreys



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AN OLDER STYLE SEMI DETACHED HOUSE WITH SCOPE FOR FURTHER IMPROVEMENT

UPVC leaded light double glazed windows, plastic fascias soffits & gutters, long drive with garage, 24m/80' rear garden. NO CHAIN

ACCOMMODATION

Entrance hall, lounge, dining area, kitchen, 3 bedrooms, bathroom

ENTRANCE PORCH Of half brick construction with double glazed units with half glazed UPVC front door and further half glazed UPVC door and adjoining window leading to:

ENTRANCE HALL Stairs with cupboard below, radiator and thermostat control.

LOUNGE c.3.72m x 3.69m (12'2" x 12'1"). Front aspect window, gas coal effect fire with pine surround with chimney behind, radiator, wood laminate flooring, door to hall and square arch leading to:

DINING AREA c.3.62m x 3.08m (11'11" x 10'1"). Radiator, wood laminate flooring, sliding patio door to rear garden and sliding door to:

KITCHEN c.3.60m x 2.41m (7' x 11'). Range of white units comprising inset single drainer sink unit with cupboards below and adjoining worktop with plumbing for automatic washing machine and plumbing for dishwasher. Range of base units with cupboards and drawers with worktops above and tiled splashbacks. Gas cooker point, space for fridge/freezer, double radiator, smooth plastered ceiling, wood laminate floor, rear and side aspect windows and half glazed door to side of property.

LANDING Side aspect window, hatch to loft space, thermostat control, airing cupboard with 'Vaillant' gas fired combination boiler.

BEDROOM 1 c.3.74m x 3.60m (12'3" x 11'10" including wardrobes). Front aspect window, radiator, built-in triple sliding door wardrobe.

BEDROOM 2 c.3.60m x 3.08m (11'10" x 10'1"). Rear aspect window and radiator.

BEDROOM 3 c.2.70m x 2.45m (8'10" x 8'). Rear aspect window and radiator.

BATHROOM White suite comprising panelled spa bath with mixer tap, shower attachment over with glass shower screen. Wash hand basin, WC, fully tiled walls, tiled floor, radiator, extractor fan and front aspect window.

OUTSIDE FRONT GARDEN: Bordered to the front boundary with brick wall, laid to lawn. Driveway with parking for 3/4 cars leading to **GARAGE:** With power and light and personal door to rear garden. Gate from drive to **REAR GARDEN:** Which is mainly laid to lawn being fully fenced. The garden has an approximate depth of 24m/80'.

COUNCIL TAX BAND To be advised.

EPC RATING 'D'

TENURE The Agents are advised this property is FREEHOLD.

GROSS SQUARE MEASUREMENTS 84 sq. metres (905 sq. feet) approx.

DIRECTIONS Leave Hythe via Langdown Lawn, forking left into Fawley Road. On reaching the Hardley roundabout proceed across into Long Lane and at the roundabout take the second exit sign posted Blackfield and proceed through the traffic lights and pass through the centre of Blackfield into Hampton Lane. After some way the property will be found on the right hand side, just after Hampton Gardens, indicated by our 'For Sale' board.

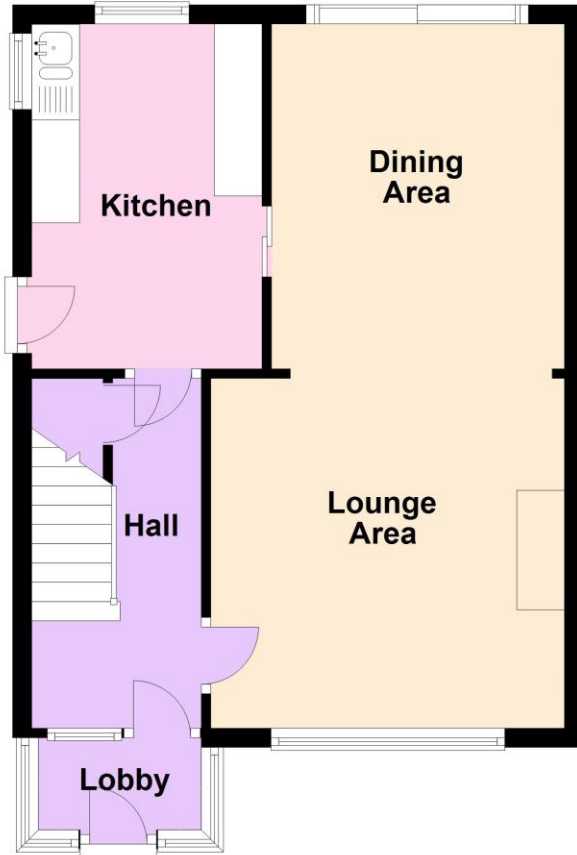
NOTE PAUL JEFFREYS HAVE NOT TESTED ANY APPLIANCE MENTIONED IN THESE PARTICULARS, INCLUDING CENTRAL HEATING AND SERVICES AND CANNOT CONFIRM THAT THEY ARE IN WORKING ORDER. ALL PHOTOGRAPHS ARE FOR GUIDANCE AND ITEMS WITHIN THE PHOTOGRAPHS MAY NOT BE INCLUDED IN THE SALE.

VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK.

PMD/TW/11.18



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.

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