



Rockferry, Thornbury Avenue, Blackfield SO45 1YP

paul jeffreys



## Rockferry, Thornbury Avenue, Blackfield

A SEMI-DETACHED BUNGALOW, WITHIN WALKING DISTANCE OF BLACKFIELD CENTRE & RECREATION GROUND

Gas central heating, double glazing, off-road parking for 2/3 vehicles, long rear garden

### ACCOMMODATION

Entrance hall, lounge, dining room, conservatory, kitchen/breakfast room, 2 bedrooms, bathroom, cloakroom

#### ENTRANCE PORCH

ENTRANCE HALL Open tread staircase to first floor, two radiators.

LOUNGE c.3.66m x 3.35m (12' x 11' plus bay). Fire surround with electric fire, radiator.

DINING ROOM c.3.71m x 3.02m (12'2" x 9'11"). Radiator.

KITCHEN/BREAKFAST ROOM c.4.29m x 3.20m (14' x 10'6"). Part tiled walls, inset single drainer stainless steel sink unit with range of adjoining worktops to three walls, including low level cupboards and drawers, integrated refrigerator and built in 4-burner gas hob with base unit to one side housing 'Beko' fan oven. Range of wall cupboards, radiator, door to:

CONSERVATORY c.5.95m x 2.29m (19'6" x 7'6"). Of cavity brick and double glazed construction, door to garden.

BEDROOM 1 c.3.73m x 3.35m (12'3" x 11'). Radiator.

BATHROOM Part tiled walls, panelled bath, shower cubicle with 'Triton Ivory' electric shower, pedestal hand basin, low level WC suite, airing cupboard housing factory lagged hot water cylinder and floor-standing gas boiler for central heating and hot water. Radiator, shaver/light fitting.

FIRST FLOOR LANDING Eaves storage cupboard.

BEDROOM 2 c.4.09m x 3.35m (13'5" x 11'). Radiator.

CLOAKROOM Low level WC, vanity hand basin, eaves storage cupboard.

OUTSIDE Tarmac driveway allows parking for 2/3 vehicles, the front garden is laid to lawn. Pedestrian side access leads to the long rear garden, which has two paved areas, cultivated area and a number of garden sheds. Aluminium greenhouse, outside tap.

COUNCIL TAX BAND To be advised.

EPC RATING To be advised.

TENURE The Agents are advised this property is FREEHOLD.

GROSS SQUARE MEASUREMENTS 99.5 sq. metres (1,199.2 sq. feet) approx.

DIRECTIONS Leave Hythe via New Road and Langdown Lawn forking left into Fawley Road. Proceed to the roundabout, pass through Holbury to the next roundabout taking 2<sup>nd</sup> exit. Pass through Blackfield village centre and Thornbury Avenue will be seen on the left hand side with the property situated on the right towards the end.

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.

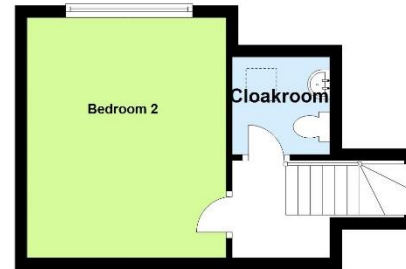
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK.  
JRS/HC/11.18



### 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.

independent estate agents

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