



39 The Mill Pond, Holbury SO45 2QN

paul jeffreys



39 The Mill Pond, Holbury

A SPACIOUS MID-TERRACE 3 BEDROOM HOUSE
Refitted kitchen, gas central heating, double glazing,
driveway with parking for 2 cars. NO CHAIN.

ACCOMMODATION

Entrance porch, hall, lounge, kitchen, 3 bedrooms, bathroom,
separate WC

ENTRANCE PORCH UPVC door with glazed side panel, door to:

ENTRANCE HALL Wooden glazed door with glazed side panel, radiator.

LOUNGE c.5.28m x 4.39m (17'4" x 14'5"). Two radiators, TV point,
UPVC glazed door to rear, UPVC glazed rear aspect window.

KITCHEN c.3.31m x 8.90m (10'10" x 8'9"). Range of base units with
cupboards and drawers, space for automatic washing machine,
dishwasher and oven, with stainless steel extractor hood above, wood
effect worktops, tiled splashbacks, 1.5 bowl sink unit, range of wall
cupboards, pull-out rack shelving, cupboard housing 'Worcester' boiler,
telephone point, front aspect window.

LANDING Hatch to loft, storage cupboard, airing cupboard.

BEDROOM 1 c.3.49m x 2.89m (11'5" x 9'6"). Radiator, rear aspect
window.

BEDROOM 2 c.3.63m x 3.40m narrowing to 2.55m (11'11" x 11'2"
narrowing to 8'4"). Radiator, front aspect window.

BEDROOM 3 c.2.31m x 2.23m (7'7" x 7'4"). Radiator, rear aspect
window.

BATHROOM Panelled bath with mixer taps, wash hand basin in vanity
unit, radiator, front aspect window.

SEPARATE WC WC, wash hand basin, stainless steel heated towel rail,
front aspect window.

OUTSIDE – REAR Largely shingled area, double shed, mature shrubbery,
shrub beds, gate with rear access. FRONT – Driveway with parking for
two cars, shingled area.

COUNCIL TAX BAND 'B' – payable 2018/19 - £1,345.52.

EPC RATING 'C'.

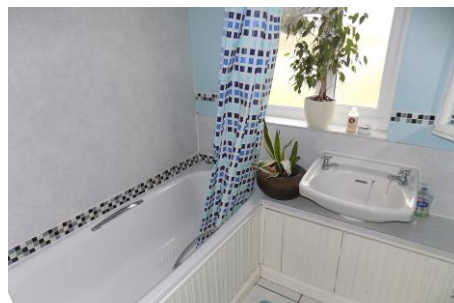
TENURE The Agents are advised this property is FREEHOLD.

GROSS SQUARE MEASUREMENTS 75 sq. metres (814 sq. feet) approx.

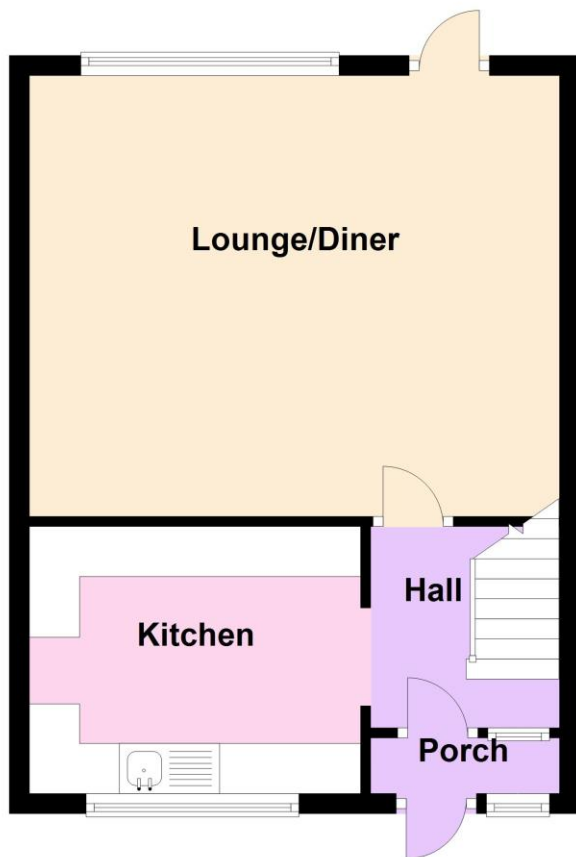
DIRECTIONS Leave Hythe via New Road and Langdown Lawn, forking
left into Fawley Road. Proceed to the roundabout and take 3rd exit into
Hardley Industrial Estate, continue round the left hand bend and continue
for a while. Turn right into The Mill Pond and take 1st right and
immediately left and the property will be found on the left.

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.

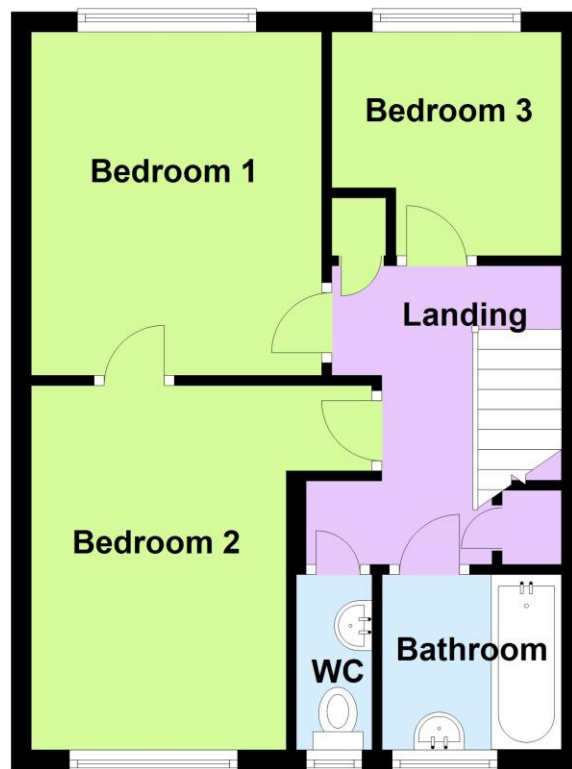
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK.
MJD/HC/12.18



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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