



42 Wedgewood Close, Holbury SO45 2QF

paul jeffreys



42 Wedgewood Close, Holbury

A 3 BEDROOM END TERRACE HOUSE, IN POPULAR LOCATION,
WITH GARAGE IN BLOCK

Refitted shower room, gas central heating, UPVC double glazed windows & doors, attractive gardens. NO CHAIN.

ACCOMMODATION

Entrance lobby, hall, lounge/dining room, kitchen,
3 bedrooms, shower room

ENTRANCE LOBBY Part glazed UPVC front door with glazed side panel, tiled floor, large storage cupboard, further glazed door to:

ENTRANCE HALL Stairs, radiator, door to:

LOUNGE/DINER c.7.24m x 4.95m to 2.36m (23'4" x 16'3" max. to 7'9"). Front aspect bow window, 2 radiators, thermostat control, open understairs storage space, fire surround, glazed double doors to rear garden, door to:

KITCHEN c.2.41m x 2.32m (7'11" x 7'7"). Comprising stainless steel single drainer sink unit with cupboards below, adjoining worktop with space & plumbing for automatic washing machine, range of base units with cupboards & drawers with worktops above and tiled splashbacks, wall cupboards, space for fridge/freezer. 'Potterton' gas fired wall-mounted boiler with timer, rear aspect window.

LANDING Airing cupboard with lagged tank and immersion, hatch to loft space.

BEDROOM 1 c.4.05m x 2.95m (13'3" x 9'8"). Radiator, front aspect window.

BEDROOM 2 c.3.10m x 2.93m (10'2" x 9'7"). Radiator, rear aspect window.

BEDROOM 3 c.2.76m x 1.95m (9' max. x 6'5" room is slightly L shaped). Radiator, front aspect window.

SHOWER ROOM Refitted with white suite comprising corner fully enclosed shower cubicle with multi-jet shower and sliding curved glass doors, WC with concealed cistern, wash hand basin in vanity unit with tiled splashback, chrome heated towel rail, tiled floor, rear aspect window

OUTSIDE FRONT GARDEN Of open plan design with lawned area and flower beds, side pedestrian access leading to REAR GADEN – paved patio with outside tap, lawned area, well stocked flower & shrub beds, large timber shed to remain. The rear garden is fully fenced.

COUNCIL TAX BAND 'C' – payable 2018/19 - £1,537.73.

EPC RATING 'D'.

TENURE The Agents are advised this property is FREEHOLD.

GROSS SQUARE MEASUREMENTS 70.6 sq. metres (759 sq. feet) approx.

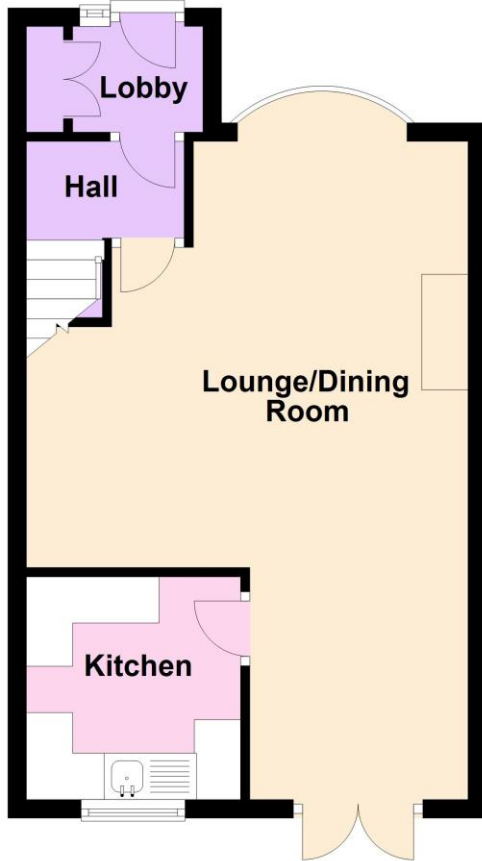
DIRECTIONS Leave Hythe via New Road & Langdown Lawn forking left before the hospital into Fawley Road. On reaching the Hardley roundabout cross into Long Lane & after some way turn right into Southbourne Avenue. Proceed to the very end to the junction with Holbury Drove turning right & 1st right proceeding to the roundabout. Take 2nd exit into Teachers Way & 1st right into Wedgewood Close, follow this round to the left and then to the right and the property will be found a short way along on the right hand side, 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.

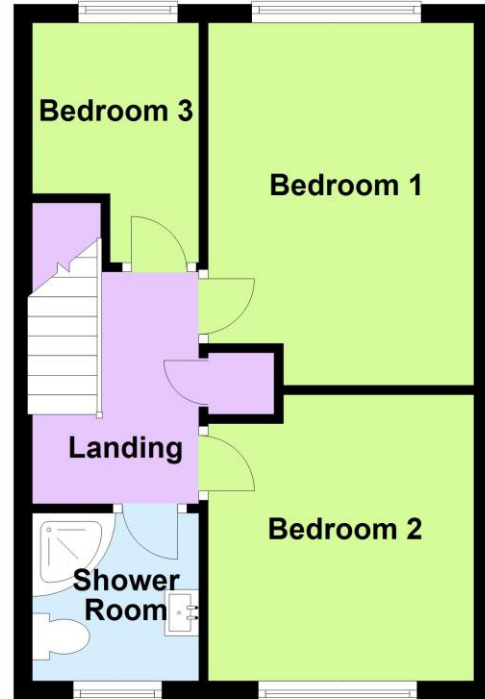
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK.



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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