



Cobblers, Larch Avenue, Holbury SO45 2PB

paul jeffreys



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AN INDIVIDUAL DETACHED HOUSE

Gas central heating, double glazing, off road parking for 2 cars, good size rear garden, NO CHAIN

ACCOMMODATION

Entrance hall, shower room, lounge, kitchen/dining room, conservatory, 2 double bedrooms

ENTRANCE HALL Radiator, staircase to first floor.

SHOWER ROOM Fully tiled shower cubicle with 'Triton T80' electric shower, pedestal hand basin, low level WC suite, radiator

LOUNGE c.4.65m x 3.35m (15'3" x 11') plus bay. Three radiators, TV point and period style fire surround.

KITCHEN/DINING ROOM c.4.65m x 3.58m (15'3" x 11'9"). Part tiled walls, inset single drainer stainless steel sink unit with adjoining worktops. Range of low level cupboards and drawers and integrated fridge and freezer. Built-in 'Indeset' ceramic hob with oven beneath. Range of wall cupboards, one housing 'Britony' gas combination boiler for central heating and hot water system. Wall mounted gas fire, cupboard beneath staircase, radiator and telephone point. Double doors to:

CONSERVATORY c.2.95m x 2.74m (9'8" x 9'). Cavity brick and double glazed construction and double doors to garden.

LANDING

BEDROOM 1 c.4.65m x 3.35m (15'3" x 11'). Eaves storage cupboard, two double built-in wardrobe cupboards, TV point, telephone point and radiator

BEDROOM 2 c.4.65m x 3.48m (15'3" x 11'5"). Eaves storage cupboard and radiator.

OUTSIDE Block pavier driveway allows parking for two cars. The garden to the front is laid to lawn with flower and shrubs. Pedestrian side gate on either side of the property leads to the rear garden where there is a paved patio, raised brick planter, area of lawn with numerous shrubs, trees and bushes. Garden shed.

COUNCIL TAX BAND To be advised.

EPC RATING To be advised.

TENURE The Agents are advised this property is FREEHOLD.

GROSS SQUARE MEASUREMENTS 101.1 sq. metres (1087 sq. feet) approx.

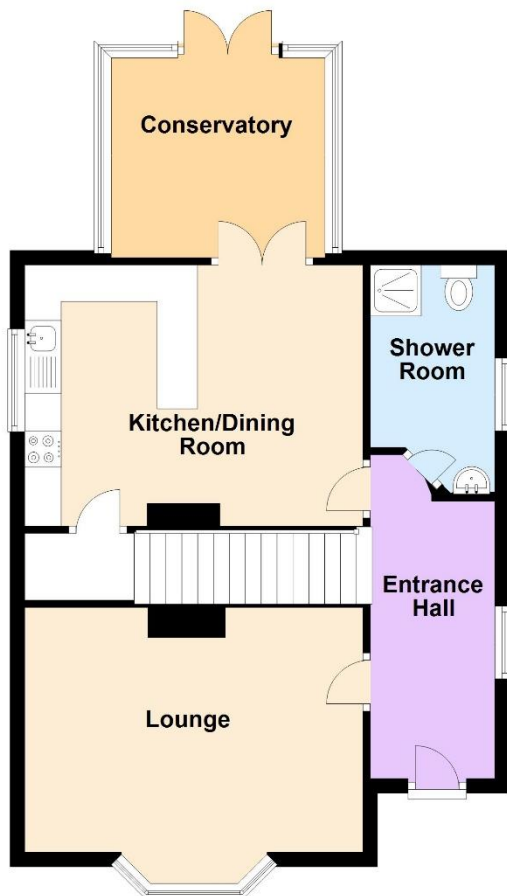
DIRECTIONS From the centre of Hythe proceed via New Road on to Langdown Lawn. Fork left into Fawley Road; just before the hospital and on reaching the Hardley roundabout take the second exit into Long Lane. After approximately ¼ of a mile turn right into the service road and immediately across into Larch Avenue and the property will be found in on the right hand side.

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.

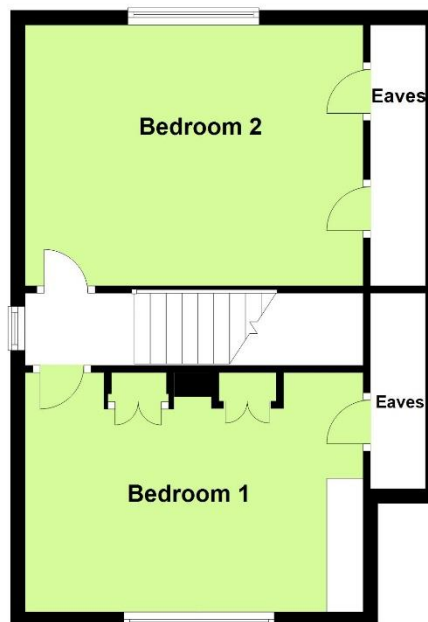
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK.
JRS/TW/01.19



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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023 8084 8555

sales@pauljeffreys.co.uk

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