



24 Waltons Avenue, Holbury SO45 2LU

paul jeffreys



## 24 Waltons Avenue, Holbury

### A 3 BED DETACHED EXTENDED DETACHED BUNGALOW ON A LARGE PLOT

Gas central heating, double glazing, walking distance of Holbury shops, driveway with ample parking, garage, large garden

#### ACCOMMODATION

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

**ENTRANCE HALL** UPVC glazed front door, radiator, access to roof space and door to:

**KITCHEN** c.2.77m x 2.69m (9'1" x 8'10"). Range of base units with cupboards and drawers and space and plumbing for automatic washing machine. Space for oven with extractor fan above, space for small fridge/freezer, worktops, stainless steel 1.5 bowl sink unit and tiled splashbacks. Range of wall cupboard, TV point and side aspect window.

**DINING AREA** c.4.43m x 2.77m (14'6" x 9'1"). Open plan to kitchen. Radiator, side aspect window and patio doors to conservatory.

**BEDROOM 1** c.4.43m x 3.37m (14'6" x 11'1"). Radiator, side and rear aspect windows.

**BEDROOM 2** c.3.73m x 3.37m incl. wardrobes (12'3" x 11'1"). Airing cupboard with hot water tank, built in wardrobes, radiator, side aspect window.

**LOUNGE** c.5.55m x 3.33m (18'3" x 10'11"). Front aspect bay window, radiator, gas fire with back boiler with wood surround and mantel.

**BEDROOM 3** c.3.30m x 2.80m (10'10" x 9'2"). Radiator, built in cupboard, front aspect window.

**BATHROOM** WC, pedestal wash basin, panelled bath with electric shower over, fully tiled surround, side aspect window.

**CONSERVATORY** c.6.29m x 2.29m (20'8" x 7'6"). Of brick construction with polycarbonate roof, radiator, TV point, UPVC glazed windows and French doors to rear.

**OUTSIDE – FRONT:** Driveway with space for caravan and ample parking, leading to garage with power and light, mature shrubbery, small brick wall to front. **REAR:** Patio area, raised brick built ornamental pond, large lawned area, mature shrubbery, access to garage, garden tap, good sized area of overgrown garden at the rear, north-westerly facing.

**COUNCIL TAX BAND 'D'** – Payable 2018/19 - £1,729.95.

**EPC** Tbc



GROSS SQUARE MEASUREMENTS 100.7 sq. metres (1,083.6 sq. feet) approx.

TENURE The agents are advised this property is FREEHOLD.

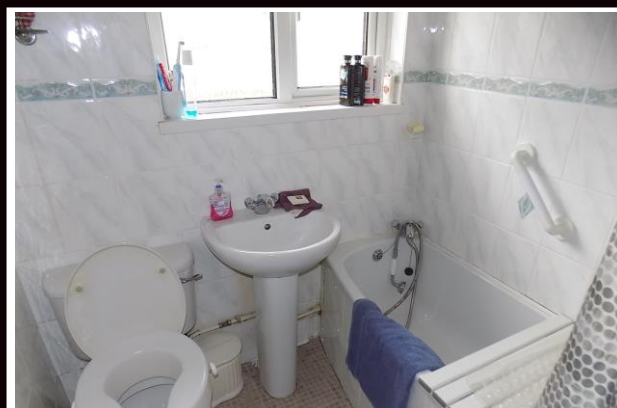
NOTE Paul Jeffreys have not tested any appliance mentioned in these particulars, including central heating and services and cannot confirm that they are in working order. All photographs are for guidance and items within the photographs may not be included in the sale.

DIRECTIONS Leave Hythe via Langdown Lawn forking left before the hospital into Fawley Road. On reaching the roundabout take 2<sup>nd</sup> exit into Long Lane, follow this road for a short while and take the right past KFC into Waltons Avenue and the property will be found on the right, indicated by our For Sale board.

VIEWING STRICTLY BY APPOINTMENT

OPEN	Weekdays	9.00am – 6.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

MJD/HC/02.19





### Ground 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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