



16 Larkspur Gardens, Holbury SO45 2QH

paul jeffreys



16 Larkspur Gardens, Holbury

A PURPOSE BUILT 4 BED DETACHED BUNGALOW,
WITH EN SUITE, AMPLE PARKING & GOOD SIZED PLOT
Garage, attractive spacious garden, ample parking with
space for caravan/boat NO CHAIN.

ACCOMMODATION

Entrance hall, lounge/diner, kitchen, conservatory,
4 bedrooms, bathroom, separate WC, en suite

ENTRANCE HALL UPVC glazed front door with glazed side
panel, radiator, hatch to loft with ladder, door to:

LOUNGE/DINER c.5.72m x 3.26m (18'9" x 10'8").
Fireplace with stone surround with tiled hearth & gas fire,
two radiators, front aspect window, patio doors to:

CONSERVATORY c.4.80m x 2.12m (15'92 x 7'). Wood
construction, tiled floor, wood glazed doors to rear
garden.

KITCHEN c.4.00m x 2.43m (13'1" x 8'). Range of base
units with cupboards and drawers, 'Hotpoint' washing
machine, 'Electra' slimline dishwasher, 'Hotpoint' oven
with electric hob above & extractor fan, worktops,
stainless steel sink unit, tiled splashbacks, range of wall
cupboards, recently installed 'Worcester' boiler, UPVC rear
window, UPVC glazed rear door to conservatory.

BEDROOM 1 c.5.45m x 2.70m (17'11" x 8'10"). Radiator,
telephone point, double wardrobe, front & side aspect
windows, door to:

EN SUITE Corner shower cubicle with shower over, WC,
wash hand basin, side aspect window.

BEDROOM 2 c.4.00m narrowing to 2.73m x 2.26m (13'1"
narrowing to 9' x 7'5"). Double wardrobe, radiator, rear
aspect window.

BEDROOM 3 c.3.02m x 2.32m (9'11" x 7'7"). Radiator,
double wardrobe, side aspect window.

BEDROOM 4 c.2.75m x 2.42m (9' x 7'11"). Radiator, rear
aspect window.

BATHROOM Panelled bath with shower over & mixer taps,
pedestal wash hand basin in vanity unit, side aspect
window.

SEPARATE WC WC, wash hand basin, side aspect window.



OUTSIDE – FRONT GARDEN: Ample parking and space for boat/caravan, laid to lawn with mature shrubbery, gate to main road and gate to side access. **REAR GARDEN:** c.57' in width and 50' in depth, largely laid to lawn, patio area, raised veg. patch, compost area, greenhouse, mature shrubbery, fruit trees, side access to both sides of property one being wide, garden tap.

COUNCIL TAX BAND 'D' – Payable 2019/20 - £1,800.53.

EPC RATING tbc

GROSS SQUARE MEASUREMENTS 98.0 sq. metres (1,054.9 sq. feet) approx. excluding the garage.

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 New Road and Langdown Lawn, forking left before the hospital into Fawley Road. On reaching the Hardley roundabout take 2nd exit into Long Lane and after some way turn right into Southbourne Avenue. Proceed to the very end to the junction with Holbury Drove, turning right and 1st right into Lime Kiln Lane proceeding onto the roundabout, take 2nd exit onto Teachers Way and 1st left into Larkspur Gardens, continue for a short way and take 2nd left and then left into the private driveway and the property will be seen at the end.

VIEWING STRICTLY BY APPOINTMENT

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

MJD/HC/04.19





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.

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