



23 Redrise Close, Holbury SO45 2PT

paul jeffreys



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A STAGGERED MID-TERRACE HOUSE, REQUIRING COMPLETE MODERNISATION

Parking for 3 cars, integral garage, 15.25m/50' rear garden.
NO CHAIN.

ACCOMMODATION

Entrance lobby, lounge/diner, kitchen, 3 bedrooms, bathroom

ENTRANCE LOBBY UPVC front door, telephone point, door to:

LOUNGE/DINER c.7.09m x 3.11m (23'3" x 10'2"). Front aspect window, sliding double glazed patio door to rear garden, gas fire with back boiler behind, two radiators, door to:

INNER LOBBY Stairs to first floor, doorway to:

KITCHEN c.2.64m x 2.61m (8'8" x 8'7" min.) The kitchen requires completely refitting, but at present comprises stainless steel single drainer sink unit with cupboard below, plumbing for automatic washing machine, some base units, wall cupboards, understairs storage cupboard, radiator, rear aspect recently installed UPVC double glazed window and half glazed UPVC double glazed door to rear garden.

LANDING Hatch to loft space, airing cupboard with lagged tank.

BEDROOM 1 c.3.60m x 3.18m (11'10" x 10'5"). Radiator, front aspect window.

BEDROOM 2 c.3.42m x 3.22m (11'3" x 10'7" excl. recess). Radiator, rear aspect window.

BEDROOM 3 c.2.67m x 2.16m (8'9" x 7'1"). Radiator, front aspect window.

BATHROOM Panelled bath with fully tiled surround with shower over, pedestal wash hand basin, WC, radiator, two rear aspect UPVC double glazed windows, recently replaced. Bathroom needs complete refitting.

OUTSIDE – FRONT GARDEN: Long concrete drive with parking for 3 cars, lawned area, integral garage. **REAR GARDEN:** Measuring approx. 15.25m/50' in depth, the garden itself is very overgrown, but has a patio to the rear of the property and apple tree. There is access to the rear pedestrian access, however, there is no fence boundary with this access and this would need to be erected by the new owners. **AGENT'S NOTE** There are various broken fence panels, brick rubble and a pile of garden waste to the rear of the garden, which will be the responsibility of the new owners to remove.

COUNCIL TAX BAND To be advised.

EPC RATING To be advised.

TENURE The Agents are advised this property is FREEHOLD.

GROSS SQUARE MEASUREMENTS 78.2 sq. metres (840 sq. feet) approx.

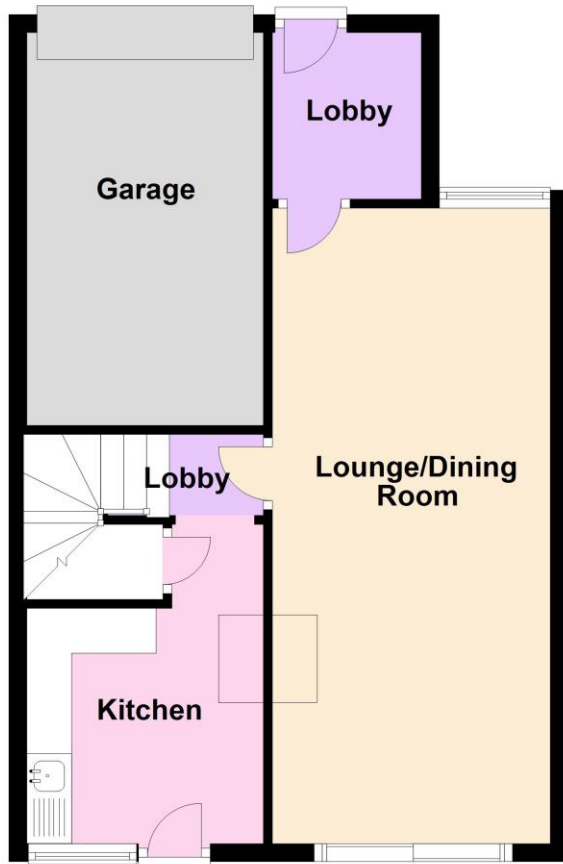
DIRECTIONS Leave Hythe via New Road forking left before the hospital into Fawley Road. Proceed to the Hardley roundabout, take 2nd exit into Long Lane, take 3rd turning right into Holbury Drove, follow this road almost into Foxcroft Drive taking 2nd turning left into Studley Avenue & Redrise Close will be the 1st turning right with the property located on the right, 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.

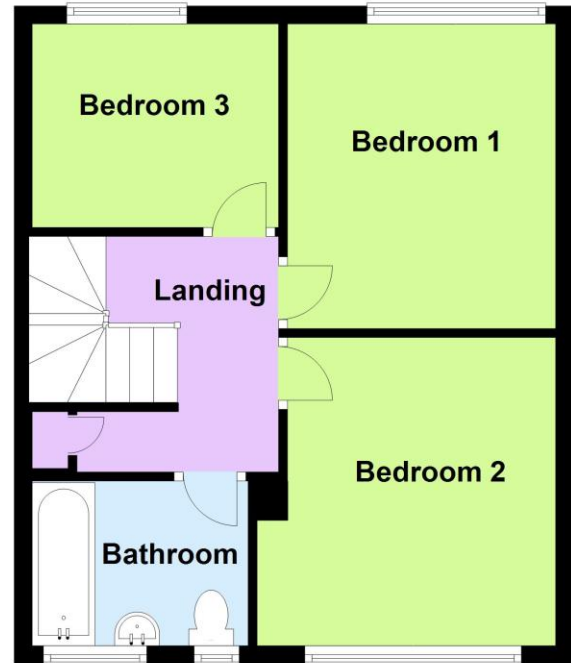
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK.
PMD/HC/04.19



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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