



24 Cedric Close, Blackfield SO45 1ZZ

paul jeffreys



A GOOD SIZED 3 BEDROOM SEMI-DETACHED HOUSE
IN POPULAR LOCATION

Gas central heating, double glazing, driveway,
attractive garden. NO CHAIN.

ACCOMMODATION

Entrance hall, lounge, dining room, kitchen,
3 bedrooms, bathroom

ENTRANCE HALL UPVC glazed front door, built in
cupboard, radiator, door to:

DINING ROOM c.4.00m x 2.49m (13'1" x 8'2").
Previously the garage, radiator, built in cupboard, UPVC
front aspect window.

KITCHEN c.2.90m x 2.32m (9'6" x 7'7"). Stainless steel
single drainer sink unit with range of base units with
cupboards and drawers, space for automatic washing
machine, slimline dishwasher and tumble dryer.
Worktops, tiled splashbacks, range of wall cupboards,
front aspect window and glazed UPVC door to side.

LOUNGE c.5.95m x 3.79m (19'6" x 12'5"). Rear aspect
window, radiator and sliding patio doors to rear.

LANDING Hatch to loft with ladder, part boarding and
light, airing cupboard with gas boiler.

BEDROOM 1 c.3.96m inc. wardrobes x 3.09m (13' x 10'2").
Radiator, built in double wardrobe, wash hand basin in
vanity unit, front aspect window.

BEDROOM 2 c.3.46m x 3.02m (11'4" x 9'11"). Built in
cupboard, radiator, rear aspect window.

BEDROOM 3 c.2.60m x 1.90m (8'5" x 6'1"). Radiator, built
in overstairs bunk bed with light, rear aspect window.

BATHROOM Pedestal wash hand basin, WC, panelled bath
with mixer taps and shower fitment overhead, fully tiled
surround, extractor fan, heated towel rail, built in
cupboards, front aspect window.

OUTSIDE – FRONT: Driveway with parking for one car,
small laid to lawn area with surrounding mature shrubs.
REAR: Mainly laid to lawn, paved area, mature shrubbery
and shrub beds, side gate, garden tap, conifer trees and
pergola.

COUNCIL TAX BAND 'C' – payable 2019/20 - £1,600.47.

EPC RATING 'D'.



GROSS SQUARE MEASUREMENTS 86.1 sq. metres (926 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 New Road continuing onto Langdown Lawn and fork left into Fawley Road and continue to the Hardley roundabout. Take 2nd exit into Long Lane and pass through Holbury and on reaching the mini roundabout take 2nd exit and pass through the traffic lights, through the centre of Blackfield taking the left into Walkers Lane North. Continue round the bend and take 3rd exit into Saxon Road, continue for a short way and take 3rd right into Cedric Close, where the property will be found on the right, indicated by our For Sale board.

VIEWING STRICTLY BY APPOINTMENT

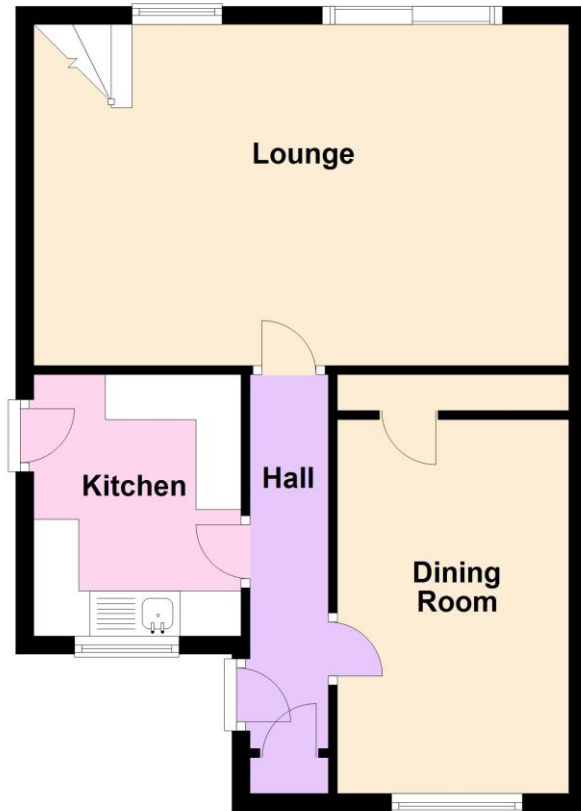
OPEN	Weekdays	9.00am – 6.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

MJD/HC/04.19

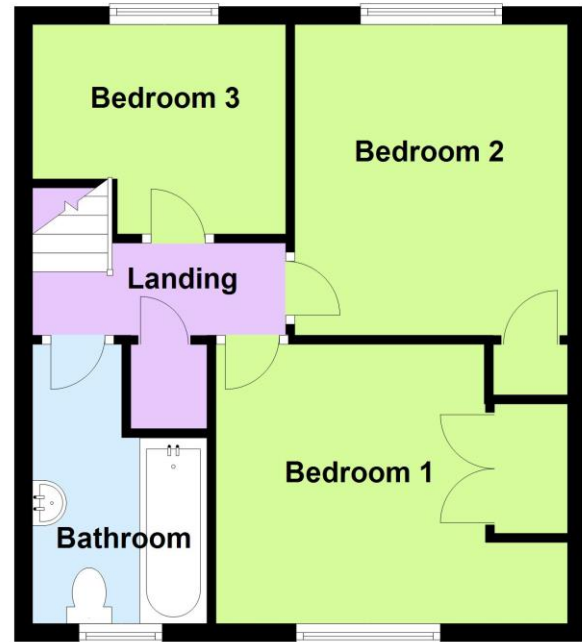




Ground Floor



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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