



45 Hammonds Lane, Totton SO40 3LF

paul jeffreys



45 Hammonds Lane, Totton

A SEMI-DETACHED HOUSE REQUIRING UPDATING & IMPROVEMENT

½ mile from Totton centre, walking distance of Testwood Secondary School, gas central heating, double glazing, ample parking, over 80' rear garden. NO CHAIN.

ACCOMMODATION

Entrance hall, shower room, lounge, dining room, kitchen, 3 bedrooms, cloakroom

ENTRANCE PORCH

ENTRANCE HALL Radiator, cupboard beneath staircase, door to garden.

LOUNGE c.3.66m x 3.41m (12' x 11'2" excl. bay). Tiled fireplace, TV aerial lead, radiator.

DINING ROOM c.2.95m x 2.87m (9'8" x 9'5"). Tiled fireplace, built in cupboard, radiator, double doors to:

KITCHEN c.3.41m x 2.74m (11'2" x 9'). Fully tiled walls, inset single drainer stainless steel sink unit with adjoining worktop having cupboards beneath, two further worktops with low level cupboards and drawers, radiator, door to garden, polycarbonate roof.

SHOWER ROOM Part tiled walls, shower cubicle with 'Mira Vie' electric shower, pedestal hand basin, low level WC suite, radiator, Dimplex electric fan heater.

LANDING Acces to roof space.

BEDROOM 1 c.3.66m x 3.10m (12' x 10'2" excl. bay). Radiator.

BEDROOM 2 c.2.95m x 2.87m (9'8" x 9'5"). Radiator, cupboard housing 'Vaillant' gas combination boiler for central heating and hot water.

BEDROOM 3 c.2.74m x 2.13m (9' x 7'). Radiator.

CLOAKROOM Low level WC suite, hand basin.

OUTSIDE Wrought iron gates give access to shingle driveway allowing parking for 3/4 vehicles. The garden to the front is laid to lawn with mature shrubs & bushes. The rear garden, which extends to over 80' in depth, has an area of lawn, paved patio, further area of garden, which is mainly uncultivated, with mature rhododendron bushes and other mature shrubs & trees.

COUNCIL TAX BAND 'C' – payable 2019/20 - £1,607.32.

EPC RATING 'D'.

TENURE The Agents are advised this property is FREEHOLD.

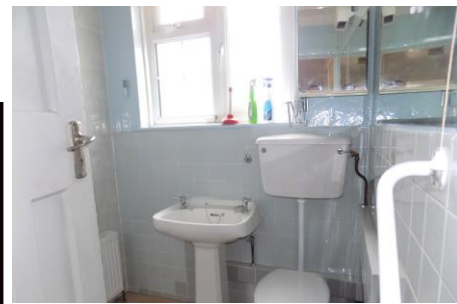
GROSS SQUARE MEASUREMENTS 80.10 sq. metres (862.2 sq. feet) approx.

DIRECTIONS From the centre of Totton proceed along Salisbury Road and after ½ mile turn left into Hammonds Lane where the property will be seen on the left hand side, 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.

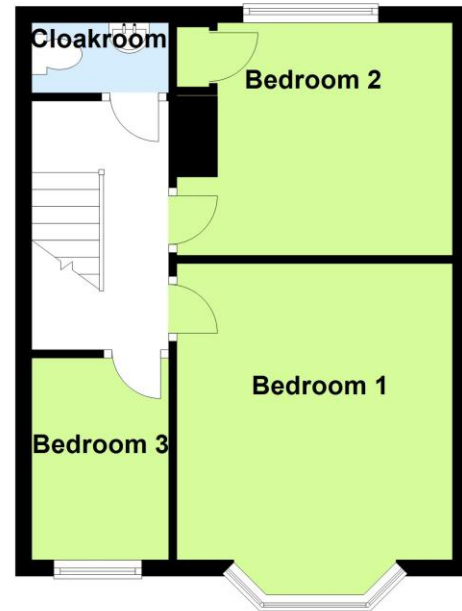
JRS/HC/06.19



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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