



5 The Paddocks, Fawley SO45 1FL

paul jeffreys



## 5 The Paddocks, Fawley

### A MODERN MID-TERRACE HOUSE.

Ideal first purchase or investment. Part electric heating, double glazing, off road parking, NO CHAIN

### ACCOMMODATION

Entrance hall, lounge/dining room, kitchen, 2 bedrooms, bathroom

**ENTRANCE PORCH** With storage cupboard off.

**ENTRANCE HALL** Telephone point and wood laminate flooring.

**LOUNGE/DINING ROOM** c.4.50m x 3.81m (14'9" x 12'6"). Night storage heater, casement doors to garden, gas point and TV point.

**KITCHEN** c.2.77m x 1.96m (9'1" x 6'5"). Part tiled walls. Inset 1.5 bowl single drainer acrylic sink unit with adjoining worktops, low level cupboards and drawers on either side of cooker space. Electric cooker to remain. Space for fridge/freezer, range of wall cupboards, wall mounted 'Ideal' gas boiler for central heating and hot water.

**LANDING** Access to roof space.

**BEDROOM 1** c.3.81m x 2.64m (12'6" x 8'8"). Telephone point.

**BEDROOM 2** c.2.77m x 2.62m (9'1" x 8'7"). Night storage heater. Built-in cupboard and fitted wardrobe cupboards.

**BATHROOM** Fully tiled walls. Panelled bath with mixer taps and shower fitment. Vanitory hand basin with cupboard beneath and drawers to one side. Low level WC suite, wall mirror and wood laminate flooring.

**OUTSIDE** The FRONT GARDEN is pea shingle with dwarf conifer trees. The REAR GARDEN is well fenced again laid with pea shingle, flower beds and timber garden shed. Parking space in nearby car park.

**COUNCIL TAX BAND** To be advised.

**EPC RATING** 'E'

**GROSS SQUARE MEASUREMENTS** 56 sq. metres (602.3 sq. feet) approx.

**TENURE** The Agents are advised this property is FREEHOLD

**DIRECTIONS** Leave Hythe via New Road and Langdown Lawn forking left into Fawley Road just before Hythe Hospital. Proceed to the roundabout, across through Holbury to the second roundabout taking the first exit. Take the second turning left into Fawley village and first left into Forest Edge where the Paddocks will be seen as the first turning on the right. The property is situated on the left.

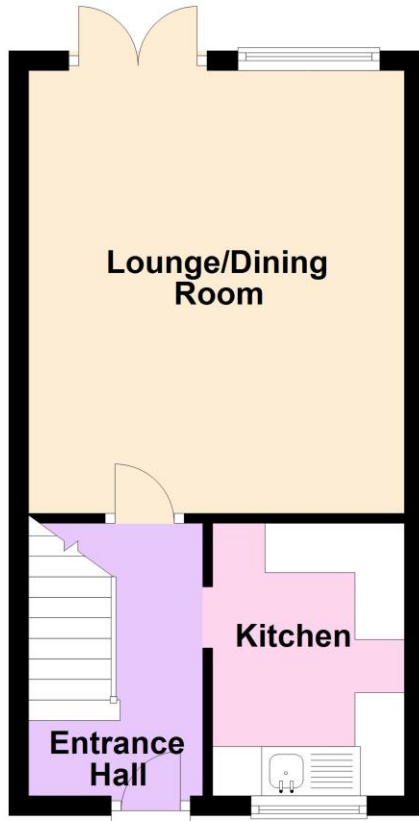
**NOTE** PAUL JEFFREYS HAVE NOT TESTED ANY APPLIANCE MENTIONED IN THESE PARTICULARS, INCLUDING CENTRAL HEATING AND SERVICES AND CANNOT CONFIRM THAT THEY ARE IN WORKING ORDER. ALL PHOTOGRAPHS ARE FOR GUIDANCE AND ITEMS WITHIN THE PHOTOGRAPHS MAY NOT BE INCLUDED IN THE SALE.

**VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK**

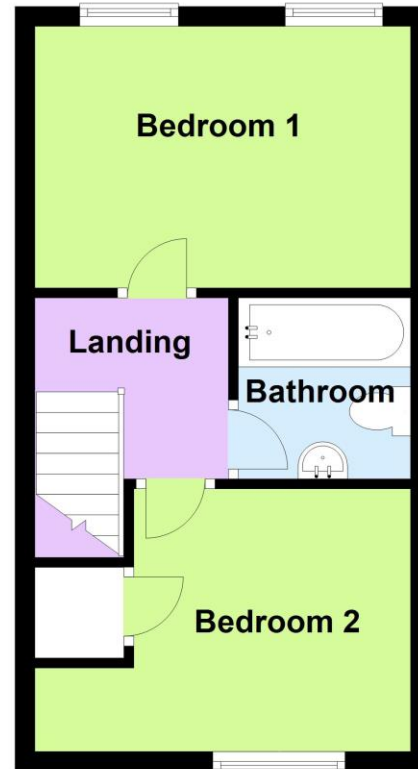
JRS/TW/08.19



## 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.

independent estate agents

**023 8084 8555**

[sales@pauljeffreys.co.uk](mailto:sales@pauljeffreys.co.uk)

[pauljeffreys.co.uk](http://pauljeffreys.co.uk)

**Zoopa**.co.uk

**rightmove**.co.uk  
The UK's number one property website

**paul jeffreys**

Sales | lettings | land

**Open 7 Days**

 Paul Jeffreys Estate Agents

 @pauljeffreys92