

independent estate agents

paul jeffreys

sales | lettings | land
pauljeffreys.co.uk
sales@pauljeffreys.co.uk
023 8084 8555

PRELIMINARY DETAILS
7 WILLIAMS CLOSE, HOLBURY SO45 2GT

PRICE: 255,000



A 1980s BUILT SEMI-DETACHED HOUSE
REQUIRING SOME IMPROVEMENT & UPDATING
Gas central heating, double glazing, long drive to garage. NO CHAIN.

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

ENTRANCE HALL Double radiator, cupboard beneath staircase.

LOUNGE/DINING ROOM c.7.57m x 3.35m narrowing to 2.52m (24'10" x 11' narrowing to 8'3"). Casement door to garden, double radiator, door to:

10 the marsh hythe so45 6al



open 7 days

paul jeffreys estate agents



@pauljeffreys92



KITCHEN	c.3.91m x 3.05m (12'10" x 10'). Part tiled walls, inset 1.5 bowl single drainer stainless steel sink unit with adjoining worktops, low level cupboards & drawers and space beneath for washing machine and dishwasher. Further worktop with low level cupboards & drawers, space for cooker with cooker hood over and adjoining wall cupboards, wall-mounted 'Worcester' gas boiler for central heating and hot water.
LANDING	Access to roof space, linen cupboard.
BEDROOM 1	c.3.99m x 3.05m (13'1" x 10' max. measurements).
BEDROOM 2	c.3.61m x 2.67m (11'10" x 8'). Radiator.
BEDROOM 3	c.2.64m x 2.16m (8'8" x 7'1"). Radiator.
BATHROOM	Panelled bath, pedestal wash hand basin, both with tiled splashbacks, low level WC, radiator.
OUTSIDE	Tarmac driveway leads to ATTACHED GARAGE c.5.95m x 2.52m (19'6" x 8'3"). With up-and-over door, light, power and personal door. The garden to the front is laid to lawn with shrubs, trees and bushes. The rear garden is mainly overgrown with mature willow tree.
COUNCIL TAX BAND	To be confirmed.
EPC RATING	To be confirmed.
GROSS SQUARE MEASUREMENTS	76.5 sq. metres (823 sq. feet) approx. (excluding garage).
TENURE	The agents are advised this property is FREEHOLD.
NOTE	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 into Fawley Road just before the Hospital. At the roundabout proceed across into Holbury and turn right into Holbury Drove immediately past Boots. Take 1 st left into Renda Road which leads into Hobson Way and Williams Close will be seen as the 2 nd turning on the left.
VIEWING	STRICTLY BY APPOINTMENT OPEN Weekdays 9.00am - 6.00pm Saturday 9.00am - 4.00pm Sunday 10.00am - 3.00pm
JRS/HC/08.19	

Ground Floor



First Floor

