



17 Ruxley Close, Holbury SO45 2PH

paul jeffreys



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A 3 BED MID-TERRACE HOUSE

Gas central heating, double glazing, modern shower room, easy maintenance garden, garage in block

ACCOMMODATION

Entrance porch, lounge, dining room, kitchen, 3 bedrooms, shower room

ENTRANCE PORCH Mostly glazed UPVC front door, radiator, door to storage cupboard, door to:

LOUNGE c.4.54m x 3.62m (14'11" x 11'11"). Fireplace with marble surround, front aspect double glazed bay window, small understairs cupboard, opening to:

DINING ROOM c.3.79m x 2.39m (12'5" x 7'10"). Radiator, patio doors to rear, door to:

KITCHEN c.3.79m x 2.27m (12'5" x 7'5"). Range of base units with cupboards and drawers, space for dishwasher, automatic washing machine, under-counter fridge and freezer, built in 'Neff' oven and 'Neff' gas hob with extractor above, stainless steel sink unit, worktop space, tiled splashbacks, range of wall cupboards, tiled flooring, radiator, rear aspect window, mostly UPVC glazed back door.

LANDING Airing cupboard housing 'Worcester' boiler and hot water tank, hatch to loft space with ladder and fully boarded.

BEDROOM 1 c.4.56m x 2.88m (15' x 9'5"). Radiator, built in wardrobes, front aspect window.

BEDROOM 2 c.4.02m x 2.94m narrowing to 2.33m (13'2" x 9'8" narrowing to 7'8"). Radiator, rear aspect window.

BEDROOM 3 c.3.44m x 1.77m (11'3" x 5'10"). Radiator, built in desk, shelving and cupboards, radiator, front aspect window.

BATHROOM WC, wash hand basin in vanity unit, shower cubicle with rain effect shower head over, chrome heated towel rail, fully tiled walls, rear aspect window.

GARDEN – FRONT Mostly laid to lawn to front. **REAR** – Easy maintenance with rear garden being completely paved, good sized wooden workshop with power and light, garden tap, raised flower beds, rear access, boundary fence on left hand side when looking down garden.

COUNCIL TAX BAND 'B' payable 2019/20 - £1,400.41.

EPC RATING To be confirmed.

GROSS SQUARE MEASUREMENTS 80.2 sq. metres (863.7 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. On reaching the Hardley roundabout proceed into Holbury and right into Holbury Drove just after Boots Chemists, 1st left into Renda Road, 1st right into Watton Road. Continue for a short while, taking 1st right into Ruxley Close where the property will be found up the walkway on the left with the property on the right.

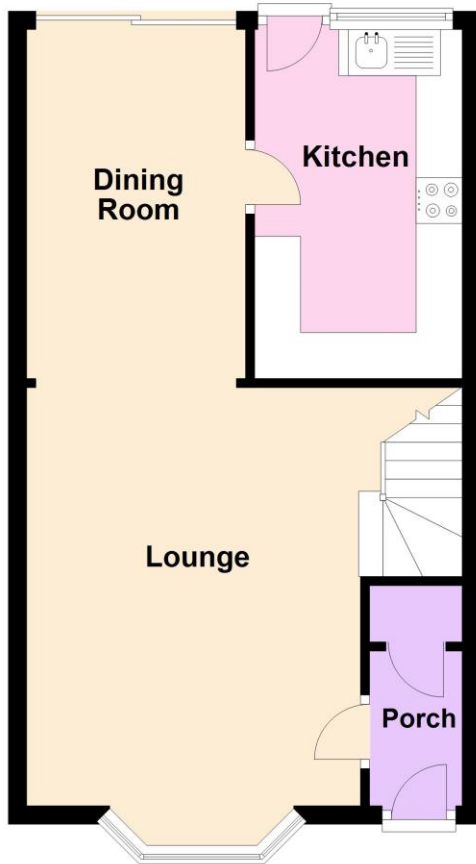
NOTE PAUL JEFFREYS HAVE NOT TESTED ANY APPLIANCE MENTIONED IN THESE PARTICULARS, INCLUDING CENTRAL HEATING AND SERVICES AND CANNOT CONFIRM THAT THEY ARE IN WORKING ORDER. ALL PHOTOGRAPHS ARE FOR GUIDANCE AND ITEMS WITHIN THE PHOTOGRAPHS MAY NOT BE INCLUDED IN THE SALE.

VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

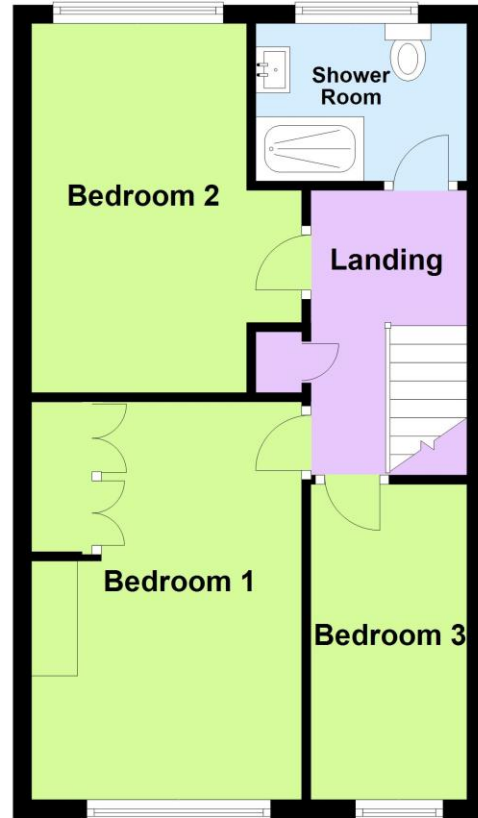
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Ground Floor



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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