



1 Holly Road, Blackfield SO45 1WS

paul jeffreys



## 1 Holly Road, Blackfield

### AN IMPROVED 2 BEDROOM SEMI DETACHED BUNGALOW WITH OPEN PLAN KITCHEN/DINER

Double glazed conservatory, refitted shower room, ample parking for 4/5 cars, garage, NO CHAIN

#### ACCOMMODATION

Entrance hall, lounge, conservatory, kitchen/dining room, 2 bedrooms, shower room

**ENTRANCE HALL** Part glazed UPVC double glazed front door, radiator and open access to:

**DINING AREA** c.2.73m x 2.50m (9' x 8'2"). Side aspect window, radiator, two free-standing low-level cupboards to remain. Open access to:

**KITCHEN** c.2.66m x 2.47m (8'9" x 8'1"). Comprising inset stainless steel single drainer sink unit with cupboards and drawers below and adjoining worktop with plumbing for automatic washing machine. Range of base units with cupboards with worktops above and tiled splashbacks. Range of wall cupboards, one housing 'Worcester' wall mounted gas fired boiler. Half tiled walls, 'Electrolux Gas' cooker with extractor hood above and 'Whirlpool' fridge/freezer. Rear and side aspect windows and part glazed door to:

**CONSERVATORY** c.4.27m x 3.13m (14' x 10'3"). Of UPVC double glazed construction with double sliding patio doors with fixed panels to either side leading to rear

garden, side aspect glazing and part glazed door leading to driveway.

**LOUNGE** c.4.54m x 3.30m (14'11" x 10'10"). With glazed double doors leading from hall, two radiators, electric fire and surround. Sliding patio door to conservatory.

**BEDROOM 1** c.3.60m x 3.34m (11'10" x 11') (including wardrobes). Front aspect window, radiator, large built-in double wardrobe with mirrored sliding doors.

**BEDROOM 2** c.3.00m x 2.12m (9'10" x 7'). Front aspect window and radiator.

**SHOWER ROOM** Having recently been completely refitted, comprising large corner fully tiled shower cubicle with 'Mira' shower, pedestal wash hand basin, close coupled WC, half tiled walls, chrome heated towel rail, smooth plastered ceiling and side aspect window.

#### OUTSIDE

**FRONT GARDEN:** Mainly laid with concrete which including the drive gives parking facilities for approximately 4/5 vehicles. Small flower bed and pedestrian access via a gate leading to:

**REAR GARDEN:** Of good size with paved patio, lawned area, well stocked flower and shrub beds, further raised beds to the rear of the garden with concrete area and further paved patio. Mature shrubs and bushes. Timber shed with power and light and garage with power and light





with side pedestrian door to garden and up and over door.

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

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 71.3 sq. metres (767.5 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.

NOTE FLOOR PLAN IS FOR GUIDANCE ONLY.

DIRECTIONS Leave Hythe via New Road, continuing up on to Langdown Lawn, forking left before the hospital into Fawley Road. On reaching the Hardley roundabout take the second exit left into Long Lane and proceed through Holbury to the mini roundabout taking the second exit sign posted Blackfield. Continue through the traffic lights and through the centre of Blackfield into Hampton Lane and after some way turn right into Northampton Lane and Holly Road will be found as the first turning on the left hand side, with the property located in on the left hand side, 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

PMD/TW/01.20





### Ground Floor

Approx. 71.3 sq. metres (767.5 sq. feet)



Total area: approx. 71.3 sq. metres (767.5 sq. feet)

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

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 Paul Jeffreys Estate Agents

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