



8 Wheelers Walk, Blackfield SO45 1WX

paul jeffreys



8 Wheelers Walk, Blackfield

A MODERN 3-BEDROOM SEMI-DETACHED HOUSE IN QUIET CLOSE

Refitted kitchen with all built-in appliances
Short walk of centre of Blackfield
Gas central heating, double glazing

ACCOMMODATION

Entrance lobby, lounge/diner, kitchen,
3 bedrooms, bathroom.

ENTRANCE LOBBY UPVC double glazed front door with full height glazed side panel, further glazed door to:

LOUNGE/DINER c.6.79m x 3.59m to 3.09m (22'3" x 11'9" to 10'2"). Front aspect window and sliding patio door to rear garden, two double radiators, door to staircase, door to:

KITCHEN c.2.63m x 1.87m (8'8" x 6'2"). Having been refitted, comprising inset single drainer stainless steel sink unit with cupboard below, range of base units with cupboards and drawers with worktops above with tiled splashbacks, integrated 'Neff' washing machine and integrated fridge and freezer, range of wall cupboards, 'Neff' stainless steel gas hob with extractor hood above, 'Neff' double oven below, understairs storage cupboard with folding door, rear aspect window and half glazed door to rear garden.

LANDING Hatch to loft space, airing cupboard with 'Worcester' gas fired boiler and lagged tank and immersion.

BEDROOM 1 c.3.08m x 2.83m (10'1" x 9'3"). Front aspect window, radiator, built in double wardrobe.

BEDROOM 2 c.3.25m x 3.11m (10'8" max. x 10'2"). Rear aspect window, radiator, built in double wardrobe. (Room is L shaped.)

BEDROOM 3 c.2.77m x 1.98m (9'1" x 5'11"). Front aspect window, radiator.

BATHROOM Modern white suite comprising panelled bath with part tiled surround with 'Mira' shower, pedestal wash hand basin, close coupled WC, part tiled walls, radiator, rear aspect window.

OUTSIDE

FRONT GARDEN: Laid to lawn with flower and shrub beds, concrete driveway leading to INTEGRAL GARAGE with power, light and fusebox. Side pedestrian access via gate to **REAR GARDEN:** Paved patio, lawned area, flower and shrub beds, timber shed, small pea shingle area to the rear of the garden. The rear garden itself is fully fenced.



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

EPC RATING tbc

GROSS SQUARE MEASUREMENTS 86.6 sq. metres (932.4 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 onto Langdown Lawn, forking left before the Hospital into Fawley Road. On reaching the Hardley roundabout take 2nd exit left into Long Lane and proceed through Holbury to the mini roundabout, taking 2nd exit signposted Blackfield. Continue through the traffic lights and through the centre of Blackfield, turning left just past the Graham Norris Business Centre into Walkers Lane North. Follow the road round the right hand bend and Wheelers Walk will be found as the 1st turning on the right, with the property in on the left, 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

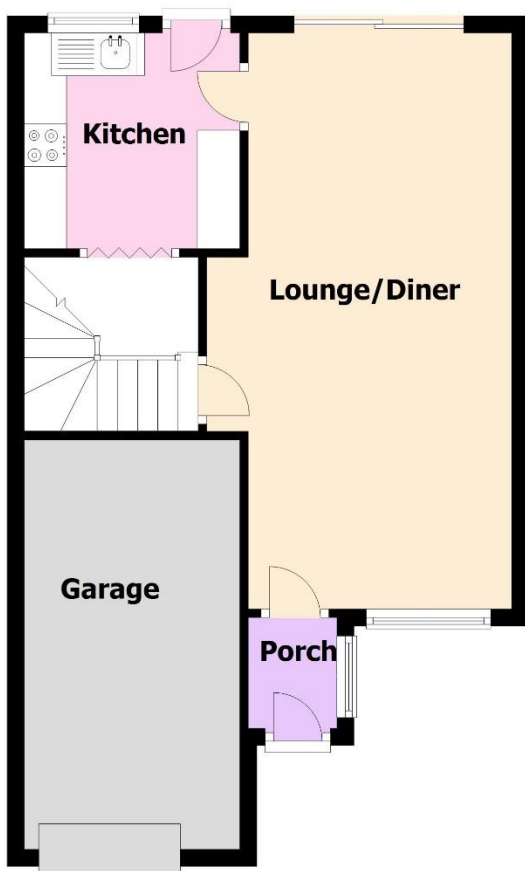
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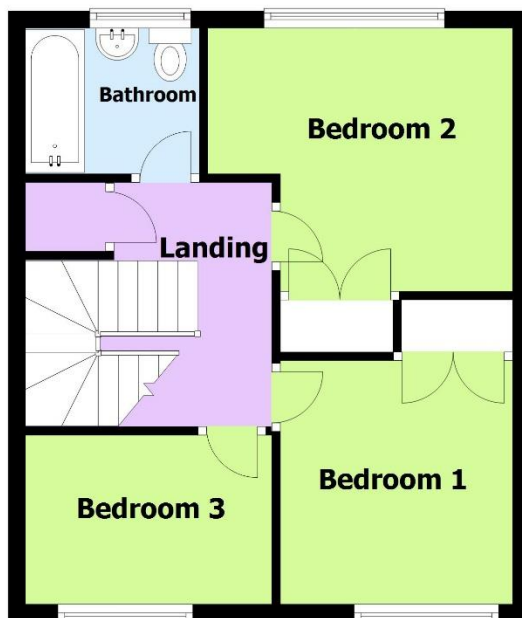
Ground Floor

Approx. 47.7 sq. metres (513.5 sq. feet)



First Floor

Approx. 38.9 sq. metres (418.9 sq. feet)



Total area: approx. 86.6 sq. metres (932.4 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.

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