



8 Dark Lane, Blackfield SO45 1WB

paul jeffreys



## 8 Dark Lane, Blackfield

AN EXTENDED DETACHED BUNGALOW WITHIN WALKING DISTANCE OF THE VILLAGE CENTRE AND COUNTRY WALKS Requiring updating and improving, gas central heating, double glazing, garage, gardens, NO CHAIN

### ACCOMMODATION

Entrance hall, 3 bedrooms, shower room, lounge/dining room, kitchen/utility room,

ENTRANCE HALL Radiator, access to roof space and thermostat.

BEDROOM 1 c.3.72m x 3.35m narrowing to 2.64m (12'2" x 11' narrowing to 8'8"). Range of wardrobe cupboards and built-in dressing table. Radiator.

BEDROOM 2 c.3.00m x 2.26m (9'10" x 7'5"). Radiator and built-in wardrobe cupboard.

BEDROOM 3 c.3.92m x 2.61m (12'10" x 8'7"). Radiator.

SHOWER ROOM Aqua boarding to the quadrant shower cubicle with 'Triton T802' electric shower. Vanitory hand basin with cupboards beneath and adjoining low level W/C with conealed cistern. Chromium towel radiator.

LOUNGE c.4.59m x 3.65m (15'1" x 12'). Gas fire with fire surround and low-level shelving and cupboards to either side. Wide arch to:

DINING ROOM c. 3.65m x 2.42m (12' x 7'11").

KITCHEN/UTILITY ROOM c.5.79m x 2.57m (19' x 8'5"). Part divided by single drainer stainless steel sink unit with cupboards beneath and adjoining worktop with low level cupboards and drawers, cooker space with gas point. Further worktop with low level cupboards and space for fridge/freezer. Floor mounted 'Glow Worm' gas boiler for central heating

and hot water system. Range of wall cupboards. UTILITY AREA with worktop having space for washing machine and dishwasher beneath. Further worktop and door to garden.

OUTSIDE Driveway leads to ATTACHED GARAGE with up and over door. The FRONT GARDEN is laid to lawn with flower and shrub beds. Pedestrian side access leads to the REAR GARDEN that is on two levels with a decked area and side garden being laid as a vegetable section with steps up to a lawned area with flower and shrub beds.

COUNCIL TAX BAND to be advised.

EPC RATING to be advused

GROSS SQUARE MEASUREMENTS sq. metres ( sq. feet) approx.

TENURE The Agents are advised this property is FREEHOLD

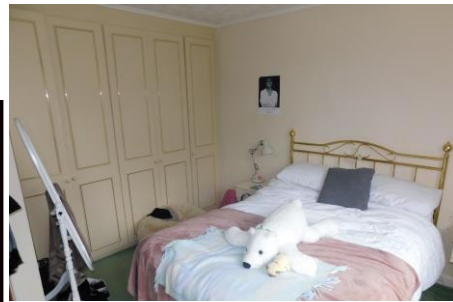
DIRECTIONS Leave Hythe via New Road and Langdown Lawn, forking left into Fawley Road, just before Hythe Hospital. Proceed to the rounabout and through Holbury to the next rounabout taking the second exit. On reaching Blackfield village centre, just beyond the garage, turn left into New Road and at the end turn right into Dark Lane with the property being on the right-hand side.

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

VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

JRS/TW/03.20



## Ground Floor

Approx. 83.3 sq. metres (896.2 sq. feet)



Total area: approx. 83.3 sq. metres (896.2 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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**Open 7 Days**

 Paul Jeffreys Estate Agents

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