



Sarum, Walkers Lane North, Blackfield SO45 1YE

paul jeffreys



Sarum, Walkers Lane North, Blackfield

A 3-BEDROOM SEMI-DETACHED HOUSE
WITHIN SHORT WALK OF LOCAL SHOPS
Gas central heating, double glazing, driveway & garage
NO CHAIN

ACCOMMODATION

Entrance porch, entrance hall, lounge, dining room,
kitchen, 3 bedrooms, bathroom

ENTRANCE PORCH Wooden glazed front door, door to:

ENTRANCE HALL Wooden glazed door, radiator,
telephone point.

LOUNGE c.4.30m x 3.69m (14'1" x 12'1"). Fireplace with
electric fire, TV point, radiator, front aspect window,
opening to:

DINING ROOM c.2.89m x 2.75m (9'6" x 9'). Radiator,
serving hatch to kitchen, rear aspect window.

KITCHEN c.2.95m x 2.74m (9'8" x 9'). Range of base
units with cupboards and drawers, space for automatic
washing machine & dishwasher, built-in stainless steel
oven with stainless steel electric hob above, stainless
steel sink unit, range of wall cupboards, serving hatch to
dining room, radiator, side & rear aspect windows, UPVC
glazed door to rear.

LANDING Hatch to loft, side aspect window.

BEDROOM 1 c.4.32m x 3.44m (inc. wardrobes) (14'2" x
11'3"). Built in wardrobes and cupboards, airing cupboard
housing 'Vaillant' gas combination boiler, radiator, front
aspect window.

BEDROOM 2 c.3.43m x 2.91m (11'3" x 9'7"). Radiator,
rear aspect window.

BEDROOM 3 c.2.47m x 2.11m (8'1" x 6'11"). Radiator, TV
point, front aspect window.

BATHROOM WC, pedestal wash hand basin, panelled bath
with electric 'Triton' shower over, fully tiled walls, medicine
cabinet, large mirror, radiator, rear aspect window.

OUTSIDE

REAR GARDEN: Mostly laid to lawn with mature shrubs,
two garden sheds, patio area, garden tap, rear access to
garage.

FRONT GARDEN: Laid to lawn with shrub beds, driveway
with parking for 2/3 cars leading to garage.



COUNCIL TAX BAND tbc

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 82.2 sq. metres (884.5 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 onto Langdown Lawn, fork left before the hospital into Fawley Road. On reaching the Hardley roundabout take 2nd exit into Long Lane and proceed through Holbury to the mini roundabout, take 2nd exit signposted Blackfield. Continue through the traffic lights and through the centre of Blackfield, turning left just before the Graham Norris Business Centre into Walkers Lane North. Follow this road round the right hand bend and the property will be found on the right 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

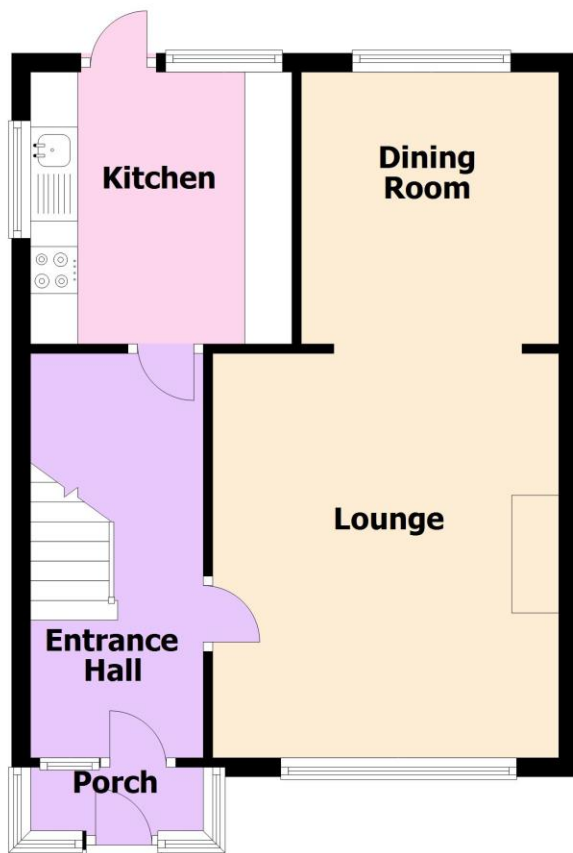
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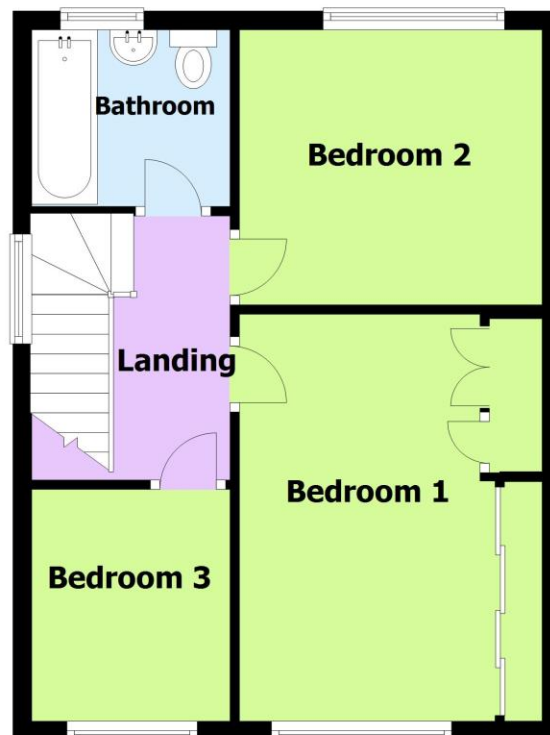
Ground Floor

Approx. 42.3 sq. metres (455.6 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.9 sq. feet)



Total area: approx. 82.2 sq. metres (884.5 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.

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