



14 The Close, Holbury SO45 2PG

paul jeffreys



14 The Close, Holbury

A 2/3 BEDROOM LARGE EXTENDED DETACHED BUNGALOW

Gas central heating, double glazing, large kitchen/breakfast room with separate dining area, attractive south facing private garden. NO CHAIN.

ACCOMMODATION

Entrance hall, lounge, dining area, kitchen/breakfast room, sun room, cloakroom, 2/3 bedrooms, utility area, shower room, garage

ENTRANCE HALL UPVC glazed front door with glazed side panel, two radiators, sliding door to garage with power and light.

LOUNGE c.5.09m x 3.89m (16'8" x 12'9"). Radiator, brick fireplace, small long side aspect window and front aspect bay window.

DINING AREA c.4.33m x 2.68m (14'3" x 8'9"). Built in cupboard, tiled flooring, radiator.

KITCHEN/BREAKFAST ROOM c.4.32m x 3.87m (14'2" x 12'8"). Range of base units with cupboards and drawers, built in 'Smeg' dishwasher, built in fridge/freezer, built in stainless steel double oven & microwave, worktops, stainless steel gas 5-ring hob with large stainless steel extractor fan over, tiled splashbacks, stainless steel sink unit, range of wall cupboards, radiator, Velux window, recessed downlighters, side and rear aspect windows,

UPVC glazed door to rear, door to:

SUN ROOM c.4.01m x 2.97m (13'2" x 9'9"). Radiator, side and rear aspect windows, tiled flooring, UPVC glazed doors to front and rear, door to:

CLOAKROOM WC, wash hand basin, 'Alpha' gas boiler, small front aspect window.

BEDROOM 1 c.3.74m x 3.67m (12'3" x 12'). Radiator, two rear aspect windows.

BEDROOM 2 c.2.66m x 2.60m (8'9" x 8'6"). Radiator, telephone point, rear aspect window.

UTILITY AREA Plumbing for automatic washing machine, wash hand basin, vanity unit and storage cupboards, door to:

BEDROOM 3/STUDY c.4.24m x 1.63m (13'11" x 5'4"). Radiator, rear and side aspect windows, UPVC door to rear.

SHOWER ROOM WC, wash hand basin, radiator, shower cubicle with electric 'Mira' shower over, fully tiled walls, shaver socket, two side aspect windows.

OUTSIDE – FRONT: Parking space with access to garage, laid to lawn area with mature shrubs. **REAR:** Southerly aspect, mostly laid to lawn with mature shrubs, hedging and trees, patio area, outside power supply, outside tap,



Three gardens sheds.

COUNCIL TAX BAND tbc

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 129.1 sq. metres (1,389.6 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 and Langdown Lawn forking left just before the Hospital into Fawley Road. Proceed to the roundabout through Holbury and turn right at the KFC junction into Waltons Avenue and 1st left into Springfield Avenue. Continue for a short way and The Close is 3rd left where the property will be found on the right, 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

MJD/HC/5.20





Ground Floor

Approx. 129.1 sq. metres (1389.6 sq. feet)



Total area: approx. 129.1 sq. metres (1389.6 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

023 8084 8555

sales@pauljeffreys.co.uk

pauljeffreys.co.uk

Zoopa.co.uk

rightmove.co.uk
The UK's number one property website

paul jeffreys

Sales | lettings | land

Open 7 Days

 Paul Jeffreys Estate Agents

 @pauljeffreys92