



5 Ashdown, Fawley SO45 2RB

paul jeffreys



5 Ashdown, Fawley

A DETACHED FAMILY HOUSE WITH SOUTHERLY REAR ASPECT

Gas central heating, double glazing, plastic fascias
NO CHAIN

ACCOMMODATION

Entrance hall, lounge, dining room, conservatory, kitchen,
separate WC, 3 bedrooms, shower room

ENTRANCE HALL Wood strip flooring, cupboard beneath
staircase housing gas boiler for central heating and hot
water, thermostat, radiator, telephone point.

LOUNGE c.4.60m x 4.14m (15'1" x 13'7"). Stone
fireplace with fitted gas fire, double radiator, TV point,
wood strip flooring, glazed door to:

DINING ROOM c.3.35m x 2.72m (11' x 8'11"). Wood
strip flooring, radiator, door to kitchen and door to:

CONSERVATORY c.3.35m x 2.74m (11' x 9'). Double
doors to garden, quarry tiled floor.

KITCHEN c.3.35m x 3.20m (11' x 10'6"). Part tiled walls,
inset single drainer enamel sink unit with adjoining corner
worktop, low level cupboards and drawers and space for
washing machine and refrigerator. Fitted 4 burner gas
hob with extractor over and range of adjoining wall
cupboards, further worktop with low level cupboards and
wall cupboards over. Door to hall and door to:

SIDE PASSAGE with doors front and rear, door to garage
and giving access to:

CLOAKROOM Low level WC suite, hand basin with water
heater over.

LANDING Airing cupboard with factory lagged hot water
cylinder.

BEDROOM 1 c.4.09m x 3.23m (13'5" x 10'7"). Double built
in wardrobe cupboard, radiator.

BEDROOM 2 c.3.86m x 3.35m (12'8" x 11'). Double built
in wardrobe cupboard, radiator.

BEDROOM 3 c.2.74m x 2.57m (9' x 8'5"). Radiator, built in
storage cupboard.

SHOWER ROOM Fully tiled walls, quadrant shower cubicle
with 'Mira' plumbed in shower, pedestal hand basin, low
level WC suite, radiator.

OUTSIDE Block pavier driveway allows parking for 2/3
vehicles and gives access to the former garage c.5.26m x
2.52m (17'3" x 8'3"), currently without an up-and-over
door, electricity connected and door to further store. The
front garden is laid to lawn with well stocked flower and
shrub beds and low level hedge forming the front
boundary.



The rear garden enjoys a southerly aspect with concrete patio area and paths, dwarf stone walling retaining well stocked flower and shrub beds.

Timber garden shed, brick built store behind garage, outside tap.

COUNCIL TAX BAND 'D' – payable 2020/21 - £1,872.80.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 134.7 sq. metres (1,449.8 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 into Fawley Road just before Hythe Hospital. At the roundabout proceed through Holbury to the next roundabout taking the 1st exit. After dropping down the dip Ashdown will be seen on the right hand side as a road running parallel to the main road.

VIEWING STRICTLY BY APPOINTMENT

OPEN	Weekdays	9.00am – 6.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

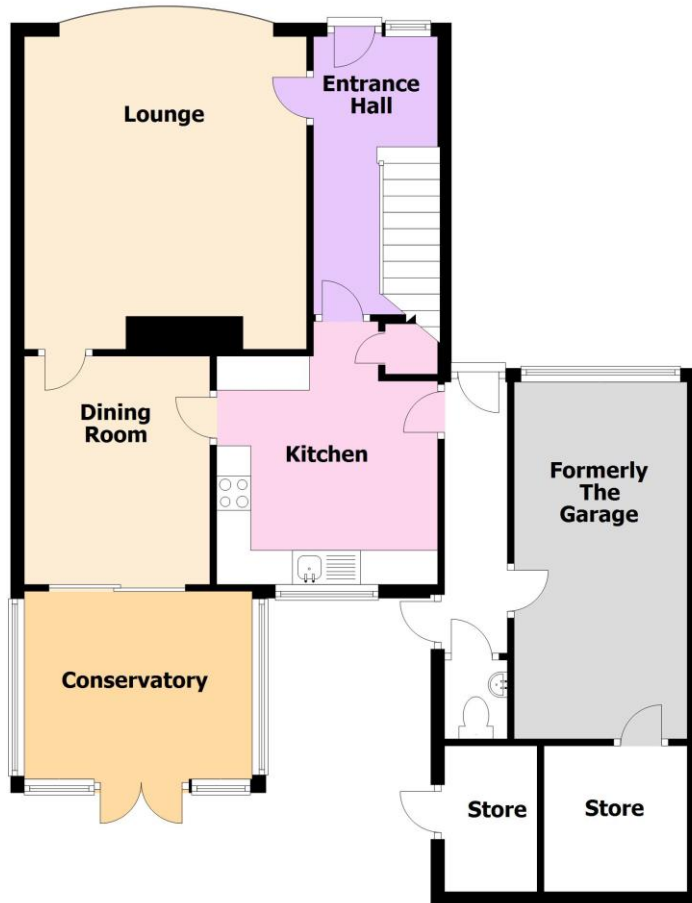
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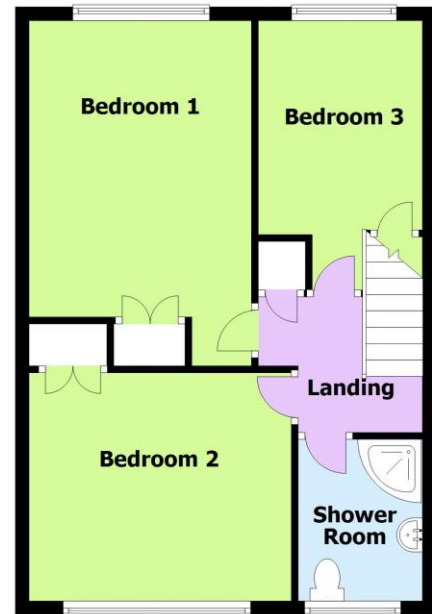
Ground Floor

Approx. 85.6 sq. metres (921.0 sq. feet)



First Floor

Approx. 49.1 sq. metres (528.8 sq. feet)



Total area: approx. 134.7 sq. metres (1449.8 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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