



66 Springfield Avenue, Holbury SO45 2LP

paul jeffreys



AN EXTENDED DETACHED BUNGALOW WITHIN WALKING
DISTANCE OF THE OPEN FOREST

Gas central heating, double glazing, plastic fascias and
sofitts, garage and workshop. NO CHAIN

ACCOMMODATION

Sun lounge, lounge, inner hall, 3 bedrooms bathroom,
kitchen, shower room, dining room

SUN LOUNGE c.3.51m x 3.00m (11'6" x 9'10"). Dual
aspect windows, double radiator, glazed sliding double
doors to:

LOUNGE c.4.34m x 3.51m (14'3" x 11'6"). Stone fire
surround with fitted log effect gas fire. Double radiator,
TV point and door to:

HALLWAY Cupboard housing 'Vaillant' gas combination
boiler. Access to roof space.

BATHROOM Fully tiled walls. Split level with panelled
bath, mixer taps and shower fitment, pedestal hand
basin, low level WC suite, mirror fronted medicine cabinet
and radiator.

BEDROOM 3 c.3.30m x 3.15m (10'10" x 10'4" max
measurements). Built-in double wardrobe cupboard and
dressing table either side of the chimney breast.
Radiator.

BEDROOM 2 c.3.15m x 3.00m (10'4" x 9'10" maximum).
Fitted wardrobe cupboard with chest of drawers to one
side. Radiator.

BEDROOM 1 c.3.86m x 3.00m (12'8" x 9'10").
Measurements exclude range of wardrobe cupboards to one
wall. Radiator.

KITCHEN c.3.05m x 2.26m (10' x 7'5"). Part tiled walls,
inset single drainer stainless steel sink unit with worktops
on either side, low level cupboards and drawers. Space for
washing machine. Cooker space with further worktop to
one side with cupboards beneath. Range of wall cupboards
with central extractor fan. Door to INNER HALL with door
to DINING ROOM and to:

SHOWER ROOM Fully tiled walls. Shower cubicle with
'Triton T80si' electric shower, pedestal hand basin, low level
WC suite radiator and extractor fan.

DINING ROOM c.3.86m x 3.00m (12'8" x 9'10"). Double
doors to garden and radiator.

OUTSIDE Double wrought iron gates and concrete
driveway leads to ATTACHED GARAGE: c.4.57m x 2.39m
(15' x 7'10") with up and over door, electricity connected
and open access to WORKSHOP c.4.57m x 2.39m (15' x
7'10"). Outside tap. The FRONT GARDEN is attractively
landscaped with well stocked flower beds and stone paths.



Pedestrian side access leads to the REAR GARDEN which enjoys a high degree of privacy and is mainly paved bounded by well stocked flower and shrub beds.

COUNCIL TAX BAND 'D' – Payable 2020/21 - £1872.80.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 91.8 sq. metres (987.8 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. Proceed to the roundabout and straight across into Holbury and turn into Waltons Avenue just before KFC. Take the first left into Springfield Avenue where the property will be seen 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

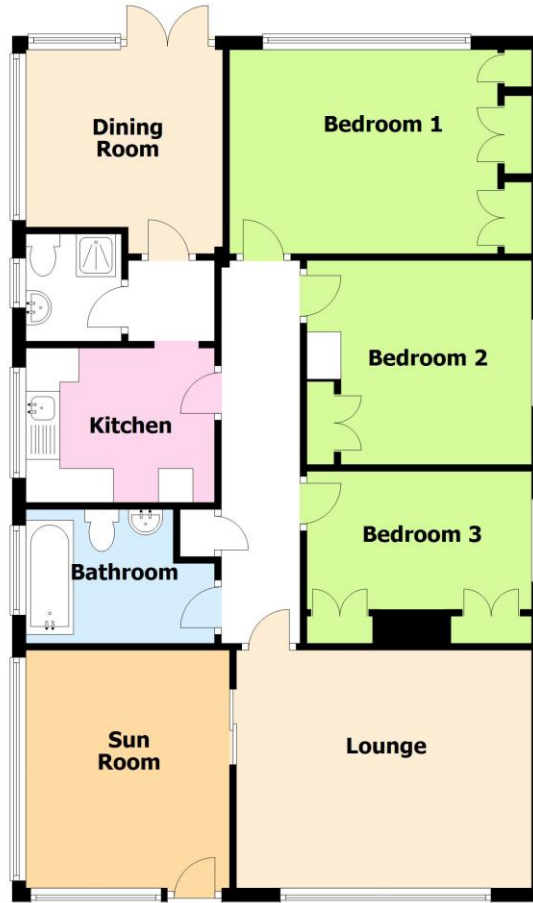
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Ground Floor

Approx. 91.8 sq. metres (987.8 sq. feet)



Total area: approx. 91.8 sq. metres (987.8 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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