



87 Whitefield Road, Holbury SO45 2HY

paul jeffreys



### A 3-BED LINK-DETACHED FAMILY HOUSE

Refitted kitchen, gas central heating, double glazing, ample parking, garage, attractive gardens, short drive of New Forest National Park

### ACCOMMODATION

Porch, entrance hall, lounge/diner, kitchen, conservatory, 3 bedrooms, bathroom

**ENTRANCE PORCH** UPVC construction with part glazed front door, door to:

**ENTRANCE HALL** Wooden part glazed front door, radiator, understairs cupboard, door to:

**LOUNGE/DINER** c.7.66m x 3.41m narrowing to 2.79m (25'1" x 11'2" narrowing to 9'1"). Two radiators, TV point, electric fire with surround, front aspect bay window, door to:

**KITCHEN** c.4.01m x 2.66m (13'1" x 8'9"). Range of base units with cupboards and drawers, built in dishwasher, tumble dryer, automatic washing machine, induction hob with stainless steel extract fan over, built in fridge/freezer, built in oven and microwave, 1.5 bowl stainless steel sink unit, tiled splashbacks, worktops, range of wall cupboards, 'Potterton' boiler, tiled flooring, two rear aspect windows, side access door.

**CONSERVATORY** c.3.62m x 2.55m (11'10" x 8'4"). Sliding doors to conservatory, of UPVC construction, radiator, roof fan, double doors to rear garden.

**LANDING** Airing cupboard, hatch to loft space, door to:

**BEDROOM 1** c.4.28m x 3.07m (14' x 10'1"). Radiator, built in wardrobes, two rear aspect windows.

**BEDROOM 2** c.3.64m x 2.62m (11'11" x 8'7"). Radiator, built in wardrobes, front aspect window.

**BEDROOM 3** c.2.63m x 2.01m (8'7" x 6'7"). Radiator, built in wardrobes, front aspect window.

**BATHROOM** WC, wash hand basin in vanity unit, panelled bath with rain effect shower head over and glass door, chrome heated towel rail, fully tiled walls, tiled flooring, rear aspect window.

### OUTSIDE

**FRONT GARDEN:** Block paved driveway with ample parking leading to garage with power and light, small lawned area, bounded by hedge.

**REAR GARDEN:** Mostly laid to lawn, surrounded by hedge and mature shrubbery, patio area, garden tap, flower beds with blue slate, large garden shed/workshop.





COUNCIL TAX BAND tbc

EPC RATING tbc

GROSS SQUARE MEASUREMENTS 96.4 sq. metres (1038.1 sq. feet) approx including garage.

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.

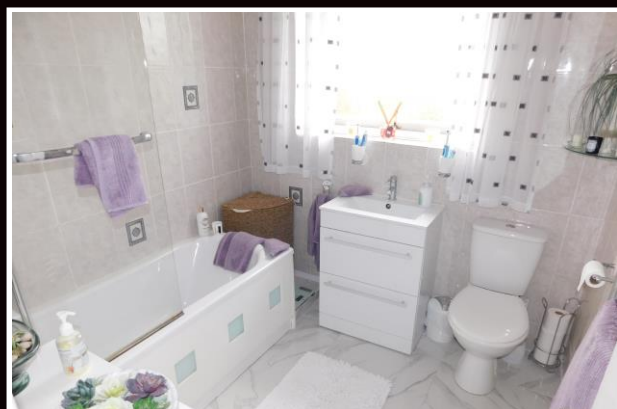
NOTE FLOOR PLAN IS FOR GUIDANCE ONLY.

DIRECTIONS Leave Hythe via New Road and Langdown Lawn, forking left into Fawley Road just before Hythe Hospital, proceed to the roundabout and 2<sup>nd</sup> exit to Holbury, turn right just past Boots into Holbury Drove. Take 1<sup>st</sup> left into Renda Road, 2<sup>nd</sup> right into Whitefield Road and the property will be found immediately on the right hand side.

VIEWING STRICTLY BY APPOINTMENT

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

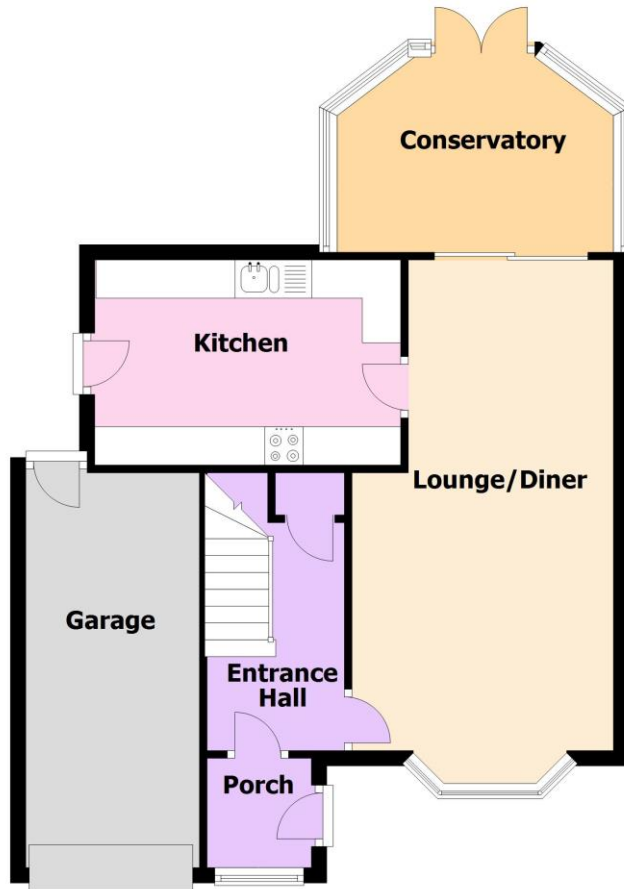
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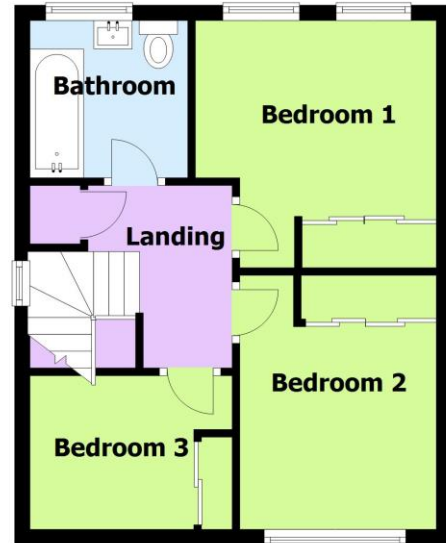
## Ground Floor

Approx. 61.3 sq. metres (659.5 sq. feet)



## First Floor

Approx. 35.2 sq. metres (378.7 sq. feet)



Total area: approx. 96.4 sq. metres (1038.1 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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