



3 Ashdown, Fawley SO45 2RB

£295,000

paul jeffreys



### 3 Ashdown, Fawley

#### A DETACHED FAMILY HOUSE WITH SOUTHERLY REAR ASPECT

Gas central heating, double glazing, plastic fascias, garage/workshop, gardens

#### ACCOMMODATION

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

**ENTRANCE HALL** Radiator, cupboard beneath staircase and telephone point.

**LOUNGE** c.4.55m x 4.09m (14'11" x 13'5"). Fitted log effect gas fire. Double and single radiators and glazed door to:

**DINING ROOM** c.3.33m x 2.72m (10'11" x 8'11"). Radiator, door to kitchen and glazed door to:

**CONSERVATORY** c.3.51m x 2.69m (11'6" x 8'10"). Door to garden.

**KITCHEN** c.3.33m x 2.77m (10'11" x 9'1"). Part tiled walls, inset 1.5 bowl acrylic single drainer sink unit with adjoining worktops. Range of low-level cupboards and drawers and space for washing machine and dishwasher, separate plumbing. Built-in 'Electrolux' four burner gas hob with extractor over and range of adjoining wall cupboards. Two further worktops with low level cupboards and drawers with space for fridge and freezer

beneath one, both having wall cupboards over. 'Halstead Hero 56' gas boiler. Door to:

**REAR HALL** Door to garden, garage and to SEPARATE WC with low level suite and hand basin.

**LANDING** Airing cupboard with factory lagged hot water cylinder and access to roof space.

**BEDROOM 1** c.4.47m x 3.18m (14'8" x 10'5"). Measurements include range of built-in bedroom furniture including wardrobe cupboards, chests of drawers and bedside cabinets. Radiator.

**BEDROOM 2** c.3.56m x 3.43m (11'8" x 11'3"). Radiator.

**BEDROOM 3** c.2.74m x 2.57m (9' x 8'5" excluding door recess). Radiator.

**BATHROOM** Half tiled walls, fully tiled over bath., Panelled bath with 'Mira Sport' shower over and concertina shower door. Pedestal hand basin, low level WC suite and radiator.

#### OUTSIDE

Block pavier driveway leads to ATTACHED GARAGE/WORKSHOP c.8.94m x 2.52m widening to 3.94m (29'4" x 8'3" widening to 12'11"). Up and over door, personal door and electricity connected. The FRONT GARDEN is laid to lawn with flower and shrub beds and pedestrian side access leads to the REAR GARDEN: That





enjoys a southerly aspect, with paved patio area, area of lawn, well stocked rose bed and further flower and shrub beds. Timber garden shed and further shed to the side of the property.

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

EPC RATING tbc

GROSS SQUARE MEASUREMENTS 136.5 sq. metres (1468.9 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.

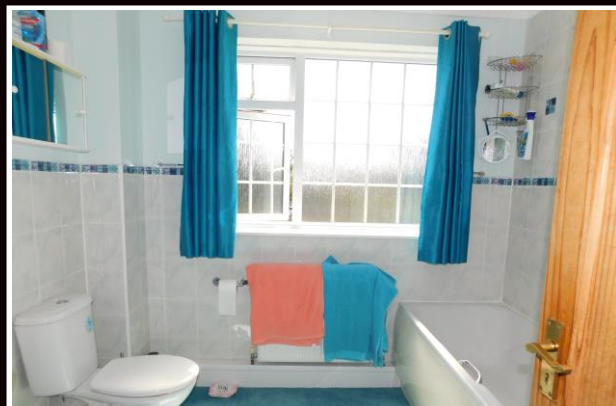
NOTE FLOOR PLAN IS FOR GUIDANCE ONLY.

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 first exit. After dropping down the dip Ashdown will be seen on the right-hand side as the 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

JRS/TW/08.20





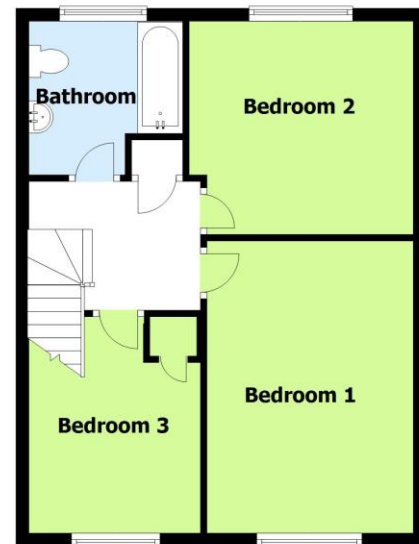
### Ground Floor

Approx. 88.7 sq. metres (955.0 sq. feet)



### First Floor

Approx. 47.7 sq. metres (514.0 sq. feet)



Total area: approx. 136.5 sq. metres (1468.9 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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