



7 Perrywood Close, Holbury SO45 2HT

paul jeffreys



## 7 Perrywood Close, Holbury

### A 3-BED. EXTENDED FAMILY SEMI-DETACHED HOUSE

Gas central heating, Purchased solar panels, double glazing, driveway, easy maintenance garden, short drive of New Forest National Park

#### ACCOMMODATION

Porch, entrance hall, lounge, study/bedroom 4, cloakroom, kitchen/diner, 3 bedrooms, bathroom

**PORCH** UPVC front door with double glazing and front aspect window, door to:

**ENTRANCE HALL** Radiator, understairs cupboard, door to:

**LOUNGE** c.5.79m x 3.64m (19' x 9'11"). Wall mounted electric fire, radiator, double doors to kitchen, front aspect window.

**STUDY/BEDROOM 4** c.3.84m x 1.83m (12'6" x 6'). Radiator, front aspect window.

**CLOAKROOM** WC, wash hand basin in vanity unit, radiator, cupboard.

**KITCHEN/DINER** c.6.92m x 3.01m (22'8" x 9'10"). Range of base units with cupboards and drawers, 'Belling' gas range cooker, space for automatic washing machine & dishwasher, worktops, tiled splashbacks, sink unit, range of wall cupboards, space for fridge/freezer, space for dining table, radiator, sliding doors to rear, rear aspect

window.

**LANDING** Airing cupboard housing 'Vaillant' combination boiler, storage cupboards, rear aspect window, hatch to loft, door to:

**BEDROOM 1** c.4.06m x 2.88m (13'3" x 9'5"). Radiator, overstairs cupboard, front aspect window.

**BEDROOM 2** c.3.05m x 2.98m (10' x 9'8"). Radiator, overstairs cupboard, front aspect window.

**BEDROOM 3** c.2.74m x 2.19m (9' x 7'2"). Radiator, rear aspect window.

**BATHROOM** WC, pedestal wash hand basin, panelled bath with shower over & glass door, fully tiled walls, chrome heated towel rail, two rear aspect windows.

#### OUTSIDE

**FRONT:** Driveway with parking for two cars, small lawned area with mature shrubs, side access.

**REAR:** Patio area, slabbed area with shingle area adjacent, easy maintenance, two garden sheds, mature planting and shrubs, side gate with side access.



COUNCIL TAX BAND 'B' – payable 2020/21 - £1,456.62.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 100.9 sq. metres (1,086.3 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 taking the 2<sup>nd</sup> exit into Holbury. Turn right just past Boots the chemist into Holbury Drove, taking 1<sup>st</sup> left into Renda Road and 2<sup>nd</sup> right into Whitefield Road. Continue for a short way and take 3<sup>rd</sup> right into Perrywood Close and the property will be found on the left hand side.

VIEWING STRICTLY BY APPOINTMENT

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

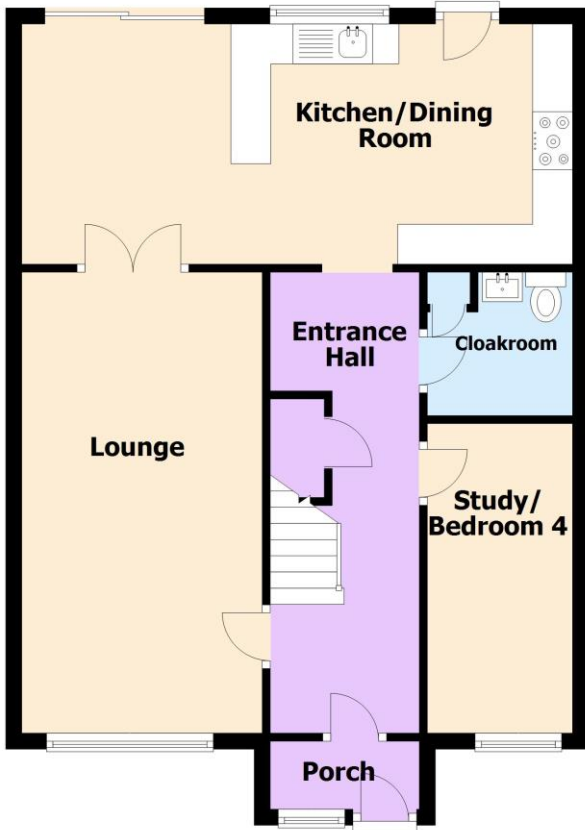
MJD/HC/08.2020





## Ground Floor

Approx. 63.1 sq. metres (679.4 sq. feet)



## First Floor

Approx. 37.8 sq. metres (406.9 sq. feet)



Total area: approx. 100.9 sq. metres (1086.3 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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 Paul Jeffreys Estate Agents

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