



41 Whitefield Road, Holbury SO45 2HW

paul jeffreys



## 41 Whitefield Road, Holbury

### A 3-BEDROOM END OF TERRACE HOUSE WITH AMPLE OFF-ROAD PARKING

Gas central heating (recently fitted 'Worcester' combination boiler), double glazing, short drive of New Forest National Park, NO CHAIN

### ACCOMMODATION

Porch, entrance hall, lounge, dining area, kitchen, utility area, 3 bedrooms, bathroom

ENTRANCE PORCH UPVC construction, wooden part glazed front door.

ENTRANCE HALL Archway to open plan dining area.

DINING AREA c.2.67m x 1.86m (8'9" x 6'1"). Radiator, front aspect window.

LOUNGE c.5.81m x 3.08m (19' x 10'1"). Electric fire with wooden surround, two radiators, sliding patio doors to rear.

KITCHEN c.3.84m x 3.08m (12'7" x 10'1"). Range of base units with cupboards and drawers, built in dishwasher, 1.5 bowl stainless steel sink unit, gas hob with extractor fan over, built in oven and grill, tiled splashbacks, range of wall cupboards, understairs cupboard, rear aspect door to:

UTILITY AREA c.3.84m x 2.12m (12'7" x 6'11"). Range of base units with cupboards and worktop space and plumbing for automatic washing machine, radiator, wooden part glazed door to rear.

LANDING Rear aspect window, cupboard housing new 'Worcester' combination boiler, hatch to loft.

BEDROOM 1 c.4.05m x 2.86m (13'3" x 9'4"). Radiator, built in wardrobes, front aspect window.

BEDROOM 2 c.3.09m x 3.05m (10'1" x 10'). Radiator, built in wardrobes, built in chest of drawers, front aspect window.

BEDROOM 3 c.2.67m x 2.19m (8'9" x 7'2"). Radiator, rear aspect window.

BATHROOM WC, wash hand basin in vanity unit, panelled bath with shower over and sliding doors with fully tiled surround, radiator, two rear aspect windows.

OUTSIDE FRONT GARDEN: Driveway with ample parking, small lawned area with surrounding wall. REAR GARDEN: Mainly paved with small lawned area, garden tap, mature hedge, side access, patio area.

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

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 89.7 sq. metres (965.4 sq. feet) approx.

TENURE The Agents are advised this property is FREEHOLD

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 to Holbury and turn right just past Boots into Holbury Drive. Take 1<sup>st</sup> left into Renda Road, 2<sup>nd</sup> right into Whitefield Road, continue for a short way taking 2<sup>nd</sup> right and the property is on the right hand side.

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.

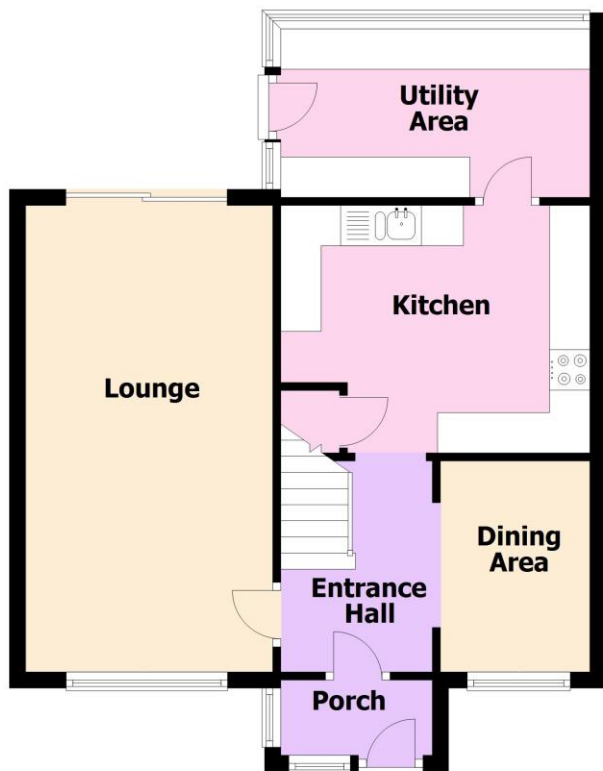
NOTE FLOOR PLAN IS FOR GUIDANCE ONLY

VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK



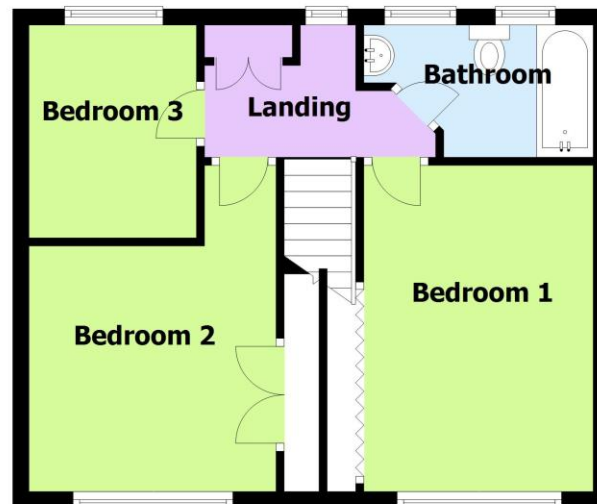
## Ground Floor

Approx. 50.8 sq. metres (546.7 sq. feet)



## First Floor

Approx. 38.9 sq. metres (418.6 sq. feet)



Total area: approx. 89.7 sq. metres (965.4 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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**Open 7 Days**

 Paul Jeffreys Estate Agents

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