



60 Rolleston Road, Holbury SO45 2GB

paul jeffreys



60 Rolleston Road, Holbury

A 3 BEDROOM DETACHED BUNGALOW IN A POPULAR LOCATION

Driveway with ample parking, garage with carport, multiple sheds in garden, gas central heating with newly installed combination boiler, NO CHAIN.

ACCOMMODATION

Entrance porch, entrance hall, lounge, kitchen, 3 bedrooms, bathroom

ENTRANCE PORCH Wooden glazed construction with wooden front door to:

ENTANCE HALL With access to loft space, storage cupboard, radiator and door to:

LOUNGE c.4.86m x 3.33m (15'11" x 10'11"). Radiator, TV point, fireplace with stone surround, serving hatch to kitchen and front aspect window.

KITCHEN c.3.06m x 2.32m (10'0" x 7'7"). Range of base units with cupboards and drawers, space for cooker with extractor fan over, space for automatic washing machine, built-in under counter fridge, sink unit, worktop space, tied splashbacks, range of wall cupboards, 'Ideal' newly fitted combination boiler.

BEDROOM 1 c.3.56m x 3.06m (11'8" x 10'). Radiator, built-in wardrobes and rear aspect window.

BEDROOM 2 c.4.26m x 2.61m (14' x 8'7"). Radiator, two rear aspect windows.

BEDROOM 3 c.3.00m x 2.14m (9'10" x 7'). Radiator and front aspect window.

BATHROOM WC, wash hand basin in vanity unit, panelled bath with shower overhead and glass door. Fully tiled walls, radiator and side aspect window.

OUTSIDE

FRONT GARDEN: Gated driveway with ample parking with access to CARPORT leading to GARAGE with power and light. Lawned area, mature shrub beds and shrubbery

REAR GARDEN: Mostly laid to lawn, patio area, four garden sheds, garden shed leading to outside toilet. Mature shrub beds and shrubbery and access to carport leading to garage.



COUNCIL TAX BAND tbc

EPC RATING tbc

GROSS SQUARE MEASUREMENTS 67.5 sq. metres (727.1 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 rounabout taking the second exit onto Long Lane, continue for a while to the roundabout and take the second exit onto Long Copse. At the traffic lights, turn right into Rollestone Road, take the first right into Hobson Way and immediately right into the service Road which is Rollestone Road, and the property will be found on the left 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

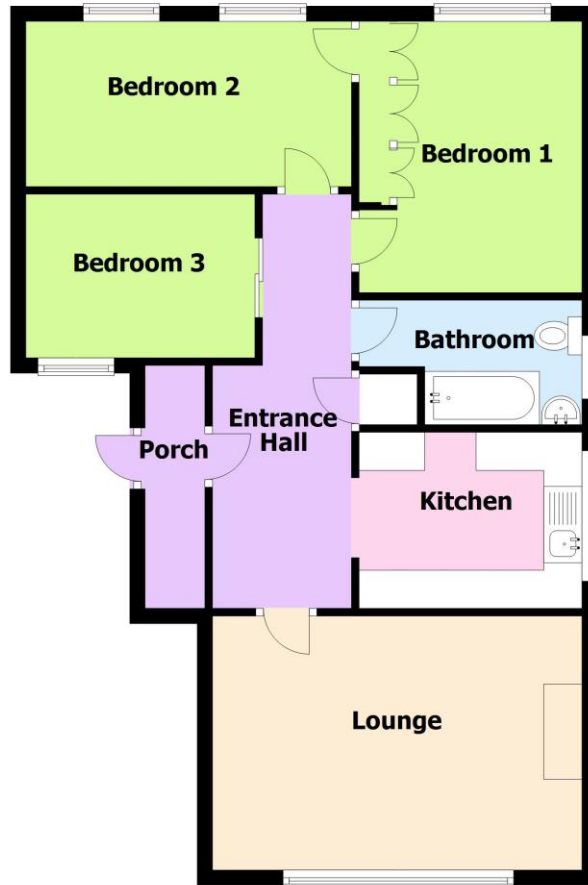
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Ground Floor

Approx. 67.5 sq. metres (727.1 sq. feet)



Total area: approx. 67.5 sq. metres (727.1 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.

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