



Wentworth, Wentworth Gardens,  
Holbury

paul jeffreys



# Wentworth, Wentworth Gdns

## Holbury | SO45 2GR

Southampton – 16 miles, Lymington – 7 miles, M27 – 13 miles, Hythe Village – 3 miles, open New Forest - 1 mile, Lepe Beach & Country Park – 2 miles (distances are approximate)

A 1998 built spacious detached bungalow with large loft area suitable for conversion

Gas central heating (new boiler 2018), double glazing, cavity insulation, parking for a number of vehicles, brick built detached double garage, south facing garden. NO CHAIN.

### ACCOMMODATION

Entrance hall, cloakroom, lounge. Kitchen/dining room, 3 double bedrooms, en-suite shower room, family bathroom, utility room

**ENTRANCE HALL** Telephone point, radiator, access to roof space. NOTE: The agents are advised that the roof joists were strengthened when the property was built to allow first floor accommodation. The roof is partly boarded. Thermostat.

**CLOAKROOM** Low level WC, pedestal hand basin, radiator, tiled floor, window and extractor fan.

**KITCHEN/BREAKFAST ROOM** c.3.99m x 3.61m (13'1" x 11'10"). Part tiled walls, inset 1.5 bowl single drainer stainless steel sink unit with adjoining tiled worktops, range of low-level cupboards and drawers and integrated dish washer. Built-in 'Diplomat' ceramic hob, extractor over and range of adjoining wall cupboards. Further glazed china wall cupboard and radiator.

**LOUNGE** c.7.04m x 4.52m (23'1" x 14'10"). Marble fire surround with fitted coal effect gas fire, two radiators, TV point, patio doors to garden and five wall light points.

**BEDROOM 1** c.3.63m x 3.48m (11'11" x 11'5"). Radiator and door.

**EN-SUITE SHOWER ROOM** Half tiled walls. Fully tiled double shower cubicle with plumbed in shower, pedestal hand basin, low level WC suite and radiator.

**BEDROOM 2** c.4.63m x 3.33m (15'2" x 10'11" maximum) Radiator.

**BEDROOM 3** c..3.61m x 3.33m (10'11" x 11'10"). Radiator.

**BATHROOM** Half tiled walls. Fully tiled shower cubicle with plumbed in shower, jacuzzi bath, pedestal hand basin, low level WC suite, radiator, tiled floor, window and extractor fan.

**UTILITY ROOM** c..2.19m x 1.80m (7'2" x 5'11"). Butler sink with adjoining worktops, 'Valliant' wall mounted gas combination boiler for central heating and hot water (installed 2018). Storage cupboard and plumbing for washing machine.

**OUTSIDE** Double gates and driveway allows parking for a number of vehicles and leads to DETACHED BRICK DOUBLE GARAGE 6.71m x 5.11m (22' x 16'9"). With roller door, loft storage area and electricity connected. The garden lies mainly to the South and West of the bungalow and is laid mainly to lawn with three mature oak trees, flower and shrub beds. Timber garden shed.



COUNCIL TAX BAND 'E' – Payable 2020/21 - £2288.98

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 131.5 sq. metres  
(1415.1 sq. feet).

NOTE FLOOR PLAN IS FOR GUIDANCE ONLY.

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.

VIEWING STRICTLY BY APPOINTMENT

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

JRS/TW/10.2020



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.



### Ground Floor

Approx. 131.5 sq. metres (1415.1 sq. feet)



Total area: approx. 131.5 sq. metres (1415.1 sq. feet)



### DIRECTIONS

Leave Hythe via New Road and Langdown Lawn, forking left into Fawley Road, just before Hythe hospital. Proceed to the roundabout straight across through Holbury to the next roundabout, taking the second exit. Take the first turning right into Wentworth Gardens and at the 'T' turn left (also Wentworth Gardens) and the property will be found at the end of the road.

**paul jeffreys**

10 The Marsh, Hythe, Southampton, SO46 6AL

**023 8084 8555**

[sales@pauljeffreys.co.uk](mailto:sales@pauljeffreys.co.uk)



**[pauljeffreys.co.uk](http://pauljeffreys.co.uk)**