



28 Ivor Close, Holbury SO45 2NY

paul jeffreys



AN EXTENDED DETACHED CHALET BUNGALOW WITH
4 BEDROOMS & 2 RECEPTION ROOMS

Gas central heating, double glazing, ample parking & garage. NO CHAIN.

ACCOMMODATION

Entrance hall, lounge, dining room, kitchen/breakfast room, bathroom, 4 bedrooms,

ENTRANCE HALL Part glazed uPVC front door, two double radiators, smooth plastered ceiling, open access to kitchen.

LOUNGE c.4.24m x 3.11m (13'11" x 10'2"). Double radiator, fire surround, glazed double doors to rear garden.

DINING ROOM c.3.03m x 2.79m (9'11" x 9'1"). Double radiator, arch to:

INNER HALL Front aspect window, stairs to first floor, cupboard below housing lagged tank and immersion, 'Glow-Worm' gas fired boiler, further storage cupboard, double radiator, open access to:

BEDROOM 4/STUDY c.2.81m x 2.36m (9'2" x 7'9" min.) Vaulted ceiling, rear aspect window.

KITCHEN/BREAKFAST ROOM c.3.92m X 2.81m (12'10" x 9'2"). Refitted, comprising inset stainless steel single drainer sink unit with cupboard below & integrated slimline dishwasher, range of base units with cupboards & drawers with worktops above and tiled splashbacks, range of wall cupboards, integrated fridge and freezer, 5 burner stainless steel gas hob with stainless steel extractor hood over and electric oven below, 2-man breakfast bar, smooth plastered ceiling, rear and side aspect windows, half glazed door to rear garden.

BEDROOM 1 c.4.18m x 3.20m (13'8" max. x 10'6"). Radiator, front aspect bay window.

BEDROOM 3 c.3.20m x 2.79m (10'6" x 9'1"). Double radiator, front aspect window.

LANDING Galleried to Bedroom 4/study, vaulted ceiling, open storage space, door to:

BEDROOM 2 c.9.15m x 2.95m (30' x 9'8"). Large side and small rear aspect windows, radiator, various access doors to eaves storage. This room could easily be split to provide either an en suite or a further bedroom. This room has sloping skilling ceilings.

BATHROOM White suite comprising P shaped bath with 'Triton Enrich' shower over, WC with concealed cistern, wash hand basin with cupboard below, storage shelf, double radiator, extractor fan, side aspect window.



OUTSIDE FRONT GARDEN: There is a long concrete drive and block paved area offering very good parking facilities for 5/6 vehicles. Driveway leads to **DETACHED GARAGE** with power, wrought iron gate leading from the drive to **REAR GARDEN:** Decked area and further large concrete base, rough lawned area, timber shed.

COUNCIL TAX BAND `D` – payable 2020/21 - £1,872.80.

EPC RATING `E`.

GROSS SQUARE MEASUREMENTS 118.3 sq. metres (1273 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 continuing onto Langdown Lawn, just before the hospital fork left into Fawley Road. On reaching the Hardley roundabout take 2nd exit into Long Lane and after some way take 2nd turning on the right into Southbourne Avenue. Take 1st left into Ivor Close and proceed to the 'T' turning right and the property will be found in the right hand corner.

VIEWING STRICTLY BY APPOINTMENT

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

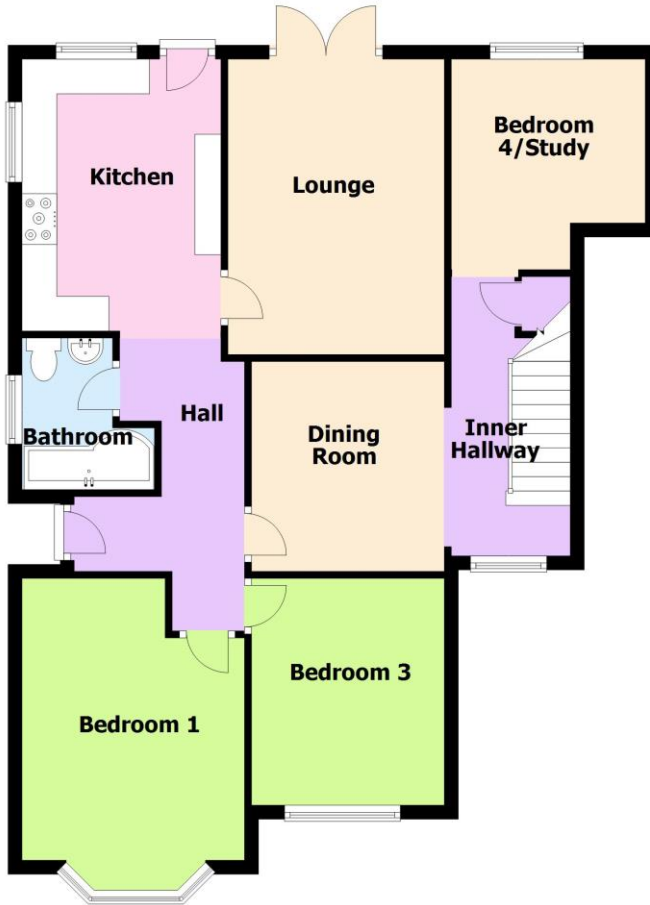
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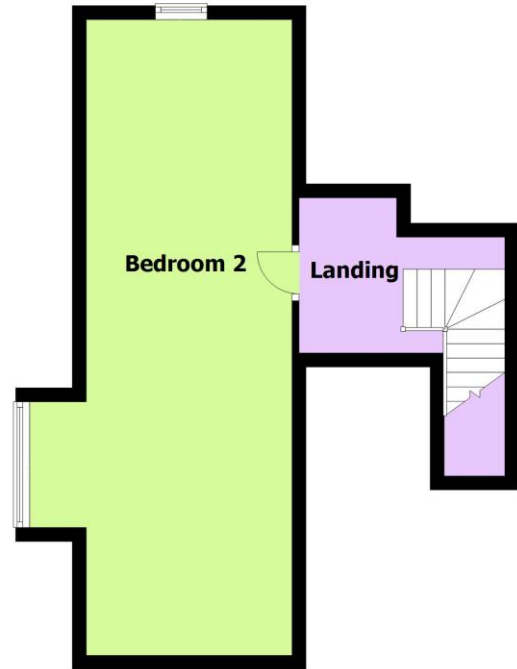
Ground Floor

Approx. 82.3 sq. metres (886.0 sq. feet)



First Floor

Approx. 35.9 sq. metres (387.0 sq. feet)



Total area: approx. 118.3 sq. metres (1273.0 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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023 8084 8555

sales@pauljeffreys.co.uk

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