



13 Norman Road, Blackfield SO45 1YF

paul jeffreys



13 Norman Road, Blackfield

A DETACHED BUNGALOW AT END OF QUIET CUL-DE-SAC
Walking distance of Blackfield centre, gas central heating, double glazing, long drive to garage. NO CHAIN.

ACCOMMODATION

Entrance hall, lounge, kitchen, 3 bedrooms, wet room

ENTRANCE HALL Access to boarded roof space with loft ladder, airing cupboard housing 'Worcester' gas boiler for central heating and hot water, broom cupboard, radiator.

LOUNGE c.4.88m x 3.45m (16' x 11'4"). Wall mounted gas fire (not working), two radiators, TV point, two wall light points.

KITCHEN c.3.81m x 2.84m (12'6" x 8'4"). Fully tiled walls, inset single drainer stainless sink unit with adjoining worktops, low level cupboards and drawers and space for washing machine. Fitted 'Bosch' four burner gas hob with base unit to one side housing 'Siemens' oven. Further worktop with low level cupboards and drawers with wall cupboards over, radiator.

BEDROOM 1 c.3.96m x 2.68m (13' x 12'1"). Radiator.

BEDROOM 2 c.3.99m x 2.57m (13'1" x 8'5"). Radiator.

BEDROOM 3 c.2.77m x 2.31m (9'1" x 7'7"). (Currently used as a dining room.) Patio doors to garden, radiator.

WET ROOM Fully tiled walls, plumbed in 'Aqualisa' shower, pedestal hand basin, low level WC suite, towel radiator.

OUTSIDE Wrought iron gate and long drive allows parking for 4/5 vehicles and gives access to DETACHED GARAGE with up and over door. The garden is a particular feature of the property, the front being laid to two areas of lawn with mature shrubs and bushes, side access leads to the south-westerly facing rear garden, which again is attractively landscaped with paved patio, areas of lawn, mature shrubs and bushes. Aluminium greenhouse, timber garden shed, outside tap.

COUNCIL TAX BAND 'C' - payable 2020/21 - £1,664.71.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 74 sq. metres (796.9 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 passing through Holbury to the next roundabout taking the second exit into Blackfield. On reaching Blackfield village centre turn left into Walkers Lane North, proceed to the end and Norman Road will be seen 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

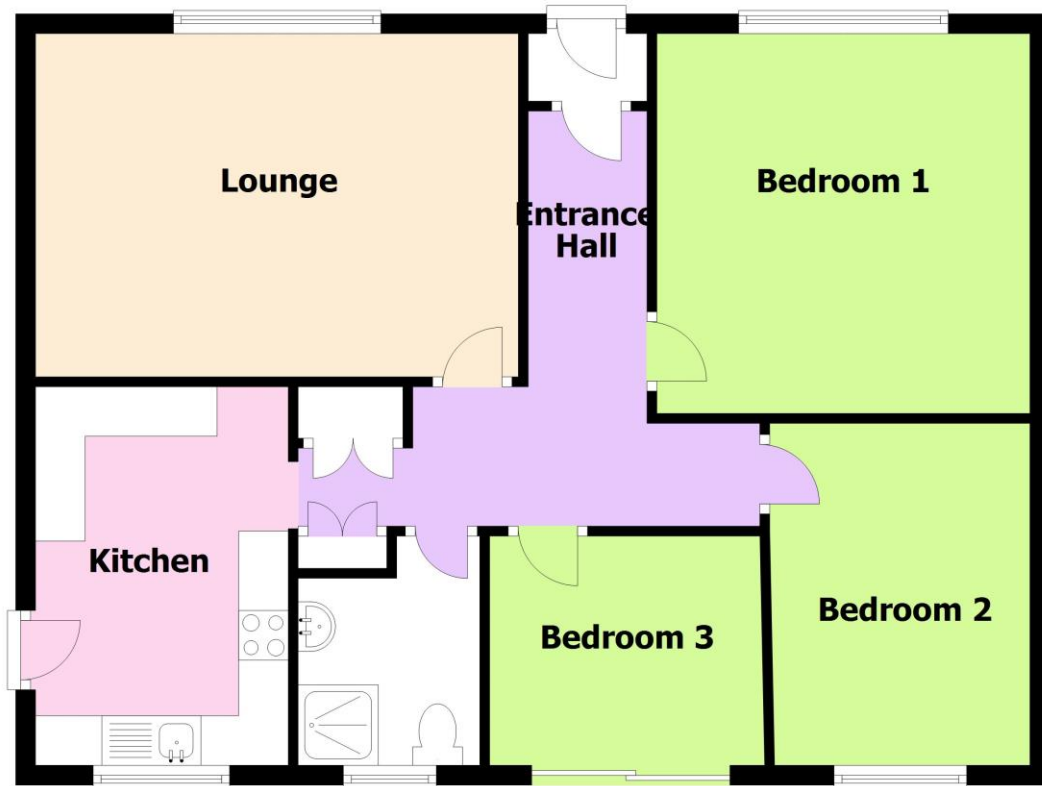
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

JRS/HC/01.21



Ground Floor

Approx. 74.0 sq. metres (796.9 sq. feet)



Total area: approx. 74.0 sq. metres (796.9 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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