



26 The Warren, Holbury SO45 2QD

paul jeffreys



### AN EXTENDED DETACHED FAMILY HOUSE

Offering good sized reception accommodation. Gas central heating, double glazing, plastic fascias, garage & parking for 3/4 cars, good sized south facing garden

### ACCOMMODATION

Entrance hall, cloakroom, lounge, dining room, conservatory, kitchen, 4 bedrooms, bathroom

**ENTRANCE HALL** Wood laminate flooring, two storage cupboards, radiator.

**CLOAKROOM** Low level WC, pedestal hand basin, fully tiled walls, chromium towel radiator.

**LOUNGE** c.4.75m x 3.68m (15'7" x 12'1"). Brick built open fire with tiled hearth, double radiator, TV point, two wall light points, double doors to garden, part glazed double doors to:

**DINING ROOM** c.3.35m x 2.62m (11' x 8'7"). Radiator, double doors to:

**CONSERVATORY** c.3.45m x 3.35m (11' x 11'4"). Radiator, double doors to garden, wood laminate flooring.

**KITCHEN** c.4.47m x 2.59m (14'8" x 11'6"). Part tiled walls, inset 1.5 bowl single drainer stainless steel sink unit with range of worktops to two walls, having low level cupboards & drawers and integrated dishwasher with

space for washing machine. Fitted 4 burner gas hob with oven beneath and stainless steel extractor over, range of wall cupboards, one housing 'Worcester' gas boiler for central heating & hot water. Space for fridge/freezer, recessed ceiling lights.

**LANDING** Access to roof space, airing cupboard with lagged hot water cylinder.

**BEDROOM 1** c.3.61m x 2.74m (11'10" x 9'). Radiator, TV point.

**BEDROOM 2** c.3.28m x 2.82m (10'9" x 9'3"). Radiator.

**BEDROOM 3** c.2.67m x 2.13m (8'9" x 7'). Radiator, built in cupboard.

**BEDROOM 4** c.3.05m x 1.96m (10' x 6'5"). Radiator.

**BATHROOM** Part tiled walls, panelled bath with 'Triton' electric shower over, pedestal hand basin, low level WC suite, extractor fan, recessed ceiling lights, radiator.

**OUTSIDE** The garden to the front is formed by block paving allowing parking for 3/4 cars and gives access to ATTACHED GARAGE with up and over door, personal door and electricity connected. Pedestrian side access leads to the good sized south facing rear garden, which is landscaped with large area of lawn, paved patio and a number of shrubs. Garden shed to remain.





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

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 94 sq. metres (1,012.2 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. At the roundabout proceed across towards Holbury taking the 2<sup>nd</sup> right into Lime Kiln Lane. At the end turn left (also Lime Kiln Lane) and The Warren will be seen as the 2<sup>nd</sup> turning on the left hand side with the property also being situated on the left.

VIEWING STRICTLY BY APPOINTMENT

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

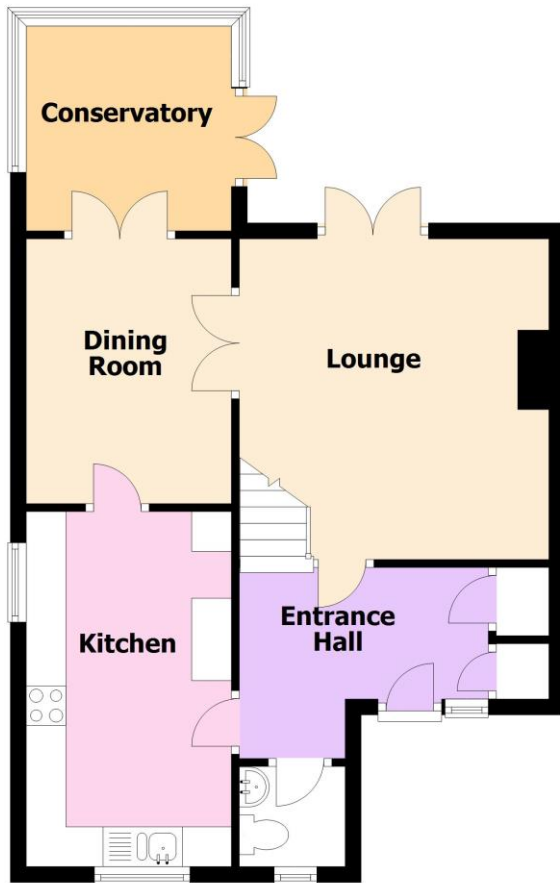
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## Ground Floor

Approx. 53.6 sq. metres (576.4 sq. feet)



## First Floor

Approx. 40.5 sq. metres (435.8 sq. feet)



Total area: approx. 94.0 sq. metres (1012.2 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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