



31 Wedgewood Close, Holbury SO45 2QF

paul jeffreys



AN ATTRACTIVE 3 BED END OF TERRACE HOUSE WITH
GARAGE IN BLOCK

Gas central heating, double glazing, good sized conservatory, lean-to with insulation, power and light.

ACCOMMODATION

Entrance Porch, entrance hall, lounge/diner, kitchen, conservatory, landing, 3 bedrooms, bathroom

ENTRANCE PORCH UPVC glazed front door, cupboard housing gas boiler and power, wooden glazed door to:

ENTRANCE HALL Radiator, wood flooring and door to:

LOUNGE/DINER c.7.32m x 3.87m narrowing to 2.92m (24' x 12'8" narrowing to 9'7"). Radiator, understairs cupboard, fireplace with log burner effect electric fire with wooden surround and marble hearth. TV point, recessed downlighters, double doors to conservatory, front aspect window and open doorway to:

KITCHEN c. 2.60m x 2.47m (8'6" x 8'1"). Range of base units with cuboards and drawers. Space for undercounter fridge and automatic washing machine, built-in dishwasher, 'Proffesional' Range Cooker with stainless steel extractor fan over. Worktops, sink unit, tiled splashbacks and range of wall cupboards. Rear aspect window.

CONSERVATORY c.4.15m x 3.58m (13'7" x 11'9"). Part brick UPVC construction with tiled flooring. Radiator and double doors to garden.

LANDING Airing cupboard with hot water tank. Hatch to loft.

BEDROOM 1 c.3.65m x 2.56m (11'11" x 8'2"). (Not including recess for wardrobe. Radiator, recess for wardrobes and front aspect window.

BEDROOM 2 c.2.74m x 2.50m (8'12" x 8'2"). Built-in wardrobes and shelving, radiator, recessed downlighters and rear aspect window.

BEDROOM 3 c.2.70m x 1.98m (8'10" x 6'6"). Radiator, overstairs cupboard and front aspect window.

BATHROOM WC, pedestal wash hand basin, panelled bath with glazed panel for electric shower, waterfall effect mixer taps, fully tiled walls, radiator and rear aspect window.

OUTSIDE

FRONT GARDEN: Good sized laid to lawn area with two garden sheds and mature shrubs.

REAR GARDEN: South Westerly facing. Good sized decked area leading to small patio area, lawned area, brick built raised flower bed, mature shrubs and side access via wooden lean-to with power light and is insulated.



COUNCIL TAX BAND 'B' – Payable 2020/21 - £1,456.62.

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 92.4 sq. metres (994.4 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 roundabout and take the second exit on to Long Lane. Drive a short way and take the right just after Boots the chemist in to Holbury Drove and take the third right into Lime Kiln Lane. At the mini roundabout take the second exit into Teachers Way and then the first right into Wedgewood Close. Follow the road round to the 'T' junction and turn right and the property will be found up on the left-hand side, up the walkway and 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

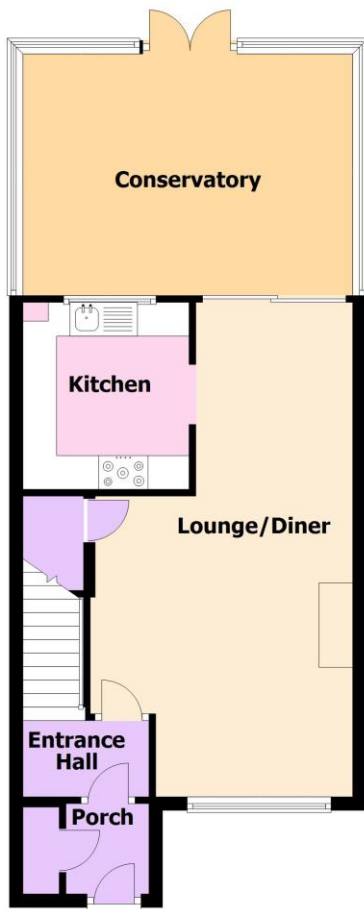
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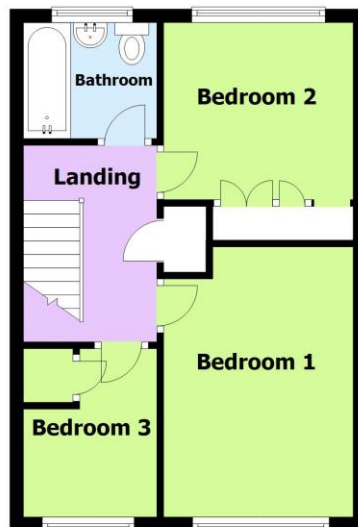
Ground Floor

Approx. 56.5 sq. metres (608.6 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.8 sq. feet)



Total area: approx. 92.4 sq. metres (994.4 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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