



8 Bower Close, Holbury SO45 2PR

paul jeffreys



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AN EXTENDED & SUBSTANTIALLY IMPROVED TERRACE HOUSE IN FIRST CLASS DECORATIVE CONDITION
Gas central heating, double glazing, plastic fascias & soffits, refitted kitchen/breakfast room & bathroom, garage in block

ACCOMMODATION

Entrance hall, lounge, dining room, kitchen/breakfast/family room, 3 bedrooms, bathroom

ENTRANCE HALL Engineered wood flooring, cloaks cupboard with shelving below for shoes, radiator.

LOUNGE c.4.63m x 6.20m (15'2" x 20'4" L shaped max. measurements). Radiator, TV point, cupboard beneath staircase, engineered wood flooring, glazed double doors to kitchen/breakfast room and glazed door to:

DINING ROOM c.3.48m x 2.54m (11'5" x 8'4"). Radiator, open access to:

KITCHEN/BREAKFAST/FAMILY ROOM c.5.28m x 5.26m (17'4" x 17'3" L shaped max.) Part tiled walls, extensively refitted with inset 1.5 bowl single drainer stainless steel sink unit with range of worktops, low level cupboards & drawers, integrated dishwasher, space for washing machine. 'Scholt' ceramic hob with oven beneath & extractor over with range of adjoining wall cupboards. Recessed ceiling lights, radiator, double doors to garden.

LANDING Access to roof space, storage cupboard housing 'Ideal' gas combination boiler for central heating & hot water.

BEDROOM 1 c.3.13m x 2.82m (10'3" x 9'3"). Range of wardrobe cupboards to one wall with sliding doors, one mirrored, radiator.

BEDROOM 2 c.3.28m x 2.97m (10'9" x 9'9"). Radiator.

BEDROOM 3 c.2.36m x 2.29m (7'9" x 7'6"). Radiator.

BATHROOM Fully tiled walls & floor, having been refitted with panelled bath, having plumbed in shower over, vanity hand basin with cupboard beneath, low level WC suite, chromium towel radiator, tall mirror fronted cabinet.

OUTSIDE GARAGE IN BLOCK with up and over door, the garage is the middle one of three with a white door. The garden to the front is laid to lawn with shrubs & bushes, the rear garden is well fenced and has pedestrian rear access, with paved area, area of astroturf and decked area. Timber garden shed, outside tap.



COUNCIL TAX BAND 'C' – payable 2021/22 - £1,749.40.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 98.7 sq. metres (1,062.5 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 across into Holbury and turn right into Holbury Drove immediately past Boots. Take 3rd left into Depden Gardens and Bower Close will be seen as the 2nd turning on the left hand side.

VIEWING STRICTLY BY APPOINTMENT

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

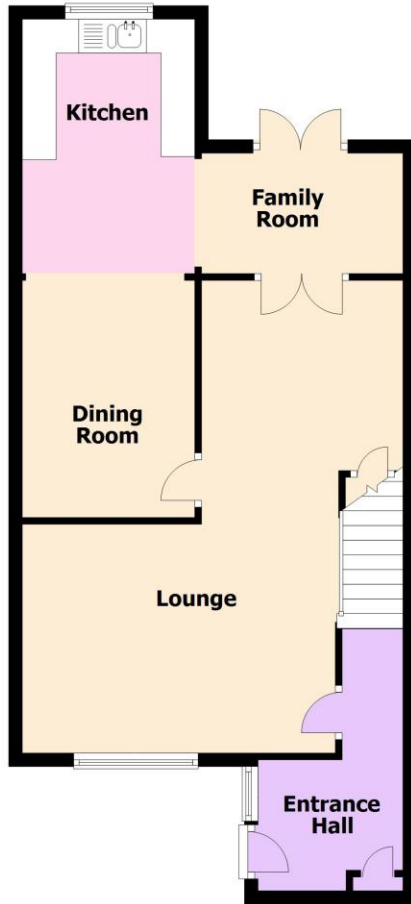
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Ground Floor

Approx. 59.3 sq. metres (638.0 sq. feet)



First Floor

Approx. 39.4 sq. metres (424.5 sq. feet)



Total area: approx. 98.7 sq. metres (1062.5 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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