



28 Larkspur Gardens, Holbury SO45 2QH

paul jeffreys



AN IMPROVED DETACHED BUNGALOW  
ENJOYING A SOUTHERLY REAR ASPECT

Within easy reach of Beaulieu Heath and the New Forest  
Gas central heating, double glazing, garage and  
additional parking, gardens

ACCOMMODATION

Entrance hall, lounge, conservatory,  
kitchen/breakfast room, 3 bedrooms, shower room

ENTRANCE HALL Linen cupboard, radiator, access to roof  
space with gas combination boiler, wood laminate  
flooring.

LOUNGE c.5.49m x 3.35m (18' x 11'). TV point, radiator,  
wood laminate flooring, patio doors to:

CONSERVATORY c.4.34m x 2.39m (14'3" x 7'10"). Door  
to garage, double doors to garden.

KITCHEN c.4.47m x 2.46m (14'8" x 8'1"). Part tiled  
walls, refitted with inset single drainer stainless steel sink  
unit and adjoining corner worktop with low level  
cupboards and space for washing machine, separate  
plumbing. Cooker space, further worktop with low level  
cupboards & drawers, range of wall cupboards, radiator,  
door to garden.

BEDROOM 1 c.3.02m x 3.00m (9'11" x 9'10" excl. door  
recess). Two built-in wardrobe cupboards, radiator.

BEDROOM 2 c.3.43m x 2.64m (11'3" x 8'8" excl. door  
recess). Double built-in wardrobe cupboard, radiator.

BEDROOM 3 c.2.69m x 2.31m (8'10" x 7'7"). Built-in  
wardrobe cupboard, radiator.

SHOWER ROOM Fully tiled walls, corner shower cubicle  
with plumbed in shower, pedestal hand basin, low level WC  
suite, radiator.

OUTSIDE Block pavier driveway allows parking for 2/3 cars  
and gives access to ATTACHED GARAGE c.5.64m x 2.49m  
(18'6" x 8'2") with up and over door, personal door, roof  
storage space and electricity connected. The garden to the  
front is mainly formed by parking area with pea shingled  
area and small lawned area with shrubs surrounding.  
Pedestrian side access on either side of the bungalow leads  
to the good-sized southerly facing rear garden, which has  
large paved area around a central lawn with well stocked  
flower and shrub beds. Timber garden shed and summer  
house. Outside tap.





COUNCIL TAX BAND 'D' – payable 2021/22 - £1,830.70.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 94.9 sq. metres (1,021 sq. feet)  
approx. including garage.

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 immediately before Hythe Hospital. Proceed to the roundabout and across into Holbury and turn right into Holbury Drove immediately after Boots. After approx. ½ mile turn right and at the mini roundabout take 2<sup>nd</sup> exit into Larkspur Gardens. Turn 1<sup>st</sup> right (also Larkspur Gardens) and the property will be seen in the 1<sup>st</sup> cul de sac on the left.

VIEWING STRICTLY BY APPOINTMENT

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

JRS/HC/04.21







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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