

independent estate agents

paul jeffreys

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PRELIMINARY DETAILS

NEW BUILD
ST. GEORGE'S COURT, LANGLEY SO45 1FD

£379,950



10 the marsh hythe so45 6al



open 7 days

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BRAND NEW 3 BEDROOM DETACHED HOUSE, CURRENTLY UNDER CONSTRUCTION

Constructed to high standard by established local developer.

Gas central heating, UPVC double glazed windows, kitchen/diner, study, ground floor cloakroom, en suite shower room, integral garage & off-road parking for one car.

ENTRANCE HALL Part glazed front door, radiator, stairs to first floor, doors to all rooms.

LOUNGE c.5.52m x 5.00 (18' x 16'5"). Bi-fold doors leading to rear garden and rear aspect window, radiator, TV point.

KITCHEN/DINER c.5.20m x 3.00m (17' x 9'10"). To be well fitted with range of quality units, with hob and oven, integrated fridge and freezer, integrated dishwasher, washing machine. Radiator, two front aspect windows.

STUDY c.2.10m x 2.10m (6'11" x 6'11"). Radiator, side aspect window.

CLOAKROOM WC, wash hand basin with tiled splashback, radiator, side aspect window.

LANDING Airing cupboard.

BEDROOM 1 c.4.50m x 3.70m (14'9" incl. wardrobe x 12'2"). Front aspect window, radiator, built in double wardrobe, built in cupboard, door to:

EN SUITE With fully tiled shower cubicle, wash hand basin, WC, radiator.

BEDROOM 2 c.4.10m x 2.80m (13'2" excl. bay x 9'2"). Front aspect window, radiator.

BEDROOM 3 c.3.90m max. x 2.40m (12'10" x 7'11"). Rear aspect window, radiator.

SHOWER ROOM Comprising shower cubicle, wash and basin, WC, radiator, shaver socket, extractor fan.

OUTSIDE FRONT GARDEN: Driveway with parking for one car leading to GARAGE with up and over door, rear aspect window, power and light. Small garden area, side pedestrian access leading to REAR GARDEN: Easily manageable size.

COUNCIL TAX BAND To be advised.

PREDICTED EPC RATING 'B'.

GROSS SQUARE MEASUREMENTS 114.6 sq. metres (1,233 sq. feet) approx.

TENURE The Agents are advised this property is FREEHOLD.

AGENT'S NOTES The property will have a 10 year NHBC guarantee. The property is of timber frame construction with facing brickwork.

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.

FLOOR PLAN IS FOR GUIDANCE ONLY

DIRECTIONS Leave Hythe via New Road and Langdown Lawn, forking left into Fawley Road. On reaching the Hardley roundabout proceed through Holbury to the roundabout, taking 2nd exit towards Blackfield. Proceed through the traffic lights and continue through the centre of Blackfield, passing into Hampton Lane. Continue along this road for some way and after the road bends round to the left continue and take 1st left into Mopley and continue along this road on the left fork and St. George's Court will be found as the last turning on the left hand side with the new build being just in on the right, indicated by our For Sale board.

VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

PMD/HC/03.21



Total area: approx. 131.4 sq. metres (1414.3 sq. feet)

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