



18 Springfield Grove, Holbury SO45 2LL

paul jeffreys





## 18 Springfield Grove, Holbury

### AN OLDER STYLE DETACHED BUNGALOW

With 3 double bedrooms, refitted kitchen, conservatory, lean-to, gas central heating, double glazed windows & doors, attractive 60'/18.29m rear garden, drive & garage  
NO CHAIN

### ACCOMMODATION

Entrance hall, lounge, kitchen/breakfast room, 3 bedrooms, conservatory, bathroom, lean-to

**ENTRANCE HALL** Part glazed front door, telephone point, doors to bedrooms 1 & 2 and to lounge.

**LOUNGE** c.4.71m x 3.37m (15'5" x 11'). Gas fire with back boiler with adjoining airing cupboard with lagged tank. Radiator, side aspect window, sliding patio door to conservatory and door to kitchen and to bedroom 3.

**KITCHEN/BREAKFAST ROOM** c.2.81m x 2.42m (9'2" x 7'11"). Range of modern units with natural woodwork tops over, integrated stainless steel sink with integrated drainer, cupboard below, further cupboard with pull-out racked corner unit, integrated fridge, 'Panasonic' microwave, tiled splashbacks, wall cupboards, small breakfast bar, double radiator, rear aspect window, door to lean-to and door to inner lobby.

**LEAN-TO** c.2.83m x 1.30m (9'3" x 4'3"). Part brick single skinned construction with UPVC double glazed windows, glazed door to driveway, plumbing for automatic washing

machine.

**BEDROOM 1** c.3.37m x 3.36m (11'1" x 11'). Radiator, built in cupboard, front aspect window.

**BEDROOM 2** c.3.37m x 3.36m (11'1" x 11'). Radiator, built-in cupboard, front aspect window.

**BEDROOM 3** c.3.38m x 3.38m (11'1" x 11'1"). Radiator, side aspect window, smooth plastered ceiling.

**CONSERVATORY** c.2.85m x 2.60m (9'4" x 8'6"). Glazed to one side, sliding patio door leading to rear garden, sliding patio door leading from lounge.

**LOBBY** Window to conservatory, door to:

**BATHROOM** Modern white suite comprising panelled bath with mixer tap shower attachment and tile surround, wash hand basin with cupboard below, close coupled WC, heated towel rail, extractor fan, part tiled walls, rear aspect window.

**OUTSIDE FRONT GARDEN:** Bordered to the front boundary by brick wall, lawned area, well stocked flower & shrub beds, driveway with parking for approx. 3 vehicles leading to DETACHED BRICK BUILT GARAGE constructed recently with power, light, two side windows and part glazed door to rear garden. Access from the driveway to **REAR GARDEN:** Curved patio, small lawned area, very well



stocked range of flower and shrub beds with mature bushes, arbor with further patio area, shingle area, timber shed and greenhouse to remain. The garden measures approx. 60'/18.29m in depth.

COUNCIL TAX BAND 'D' – payable 2021/22 - £1,968.08.

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 78.5 sq. metres (844.5 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 continuing up onto Langdown Lawn. Fork left before the hospital into Fawley Road and on reaching the Hardley roundabout proceed across into Long Lane. Take 5<sup>th</sup> turning right at the end of the parade of shops into Springfield Grove and the property will be found on the right hand side, 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

PMD/HC/05.21

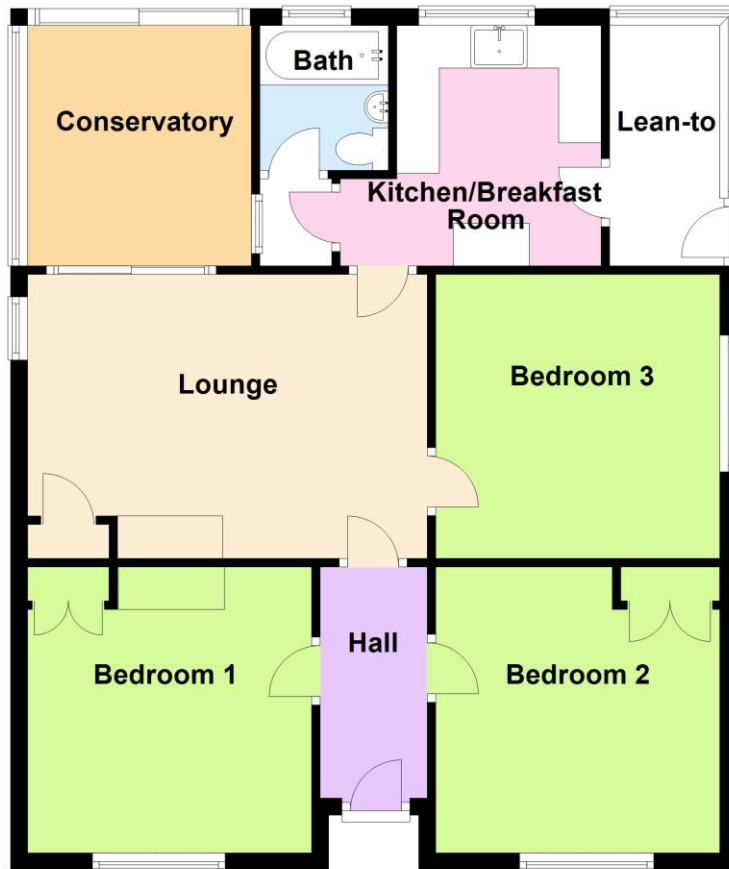






## Ground Floor

Approx. 78.5 sq. metres (844.5 sq. feet)



Total area: approx. 78.5 sq. metres (844.5 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.

independent estate agents

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