



56 Rolleston Road, Holbury SO45 2GB

paul jeffreys



A 3 BEDROOM DETACHED BUNGALOW
IN POPULAR LOCATION WITHIN SHORT DRIVE OF OPEN
NEW FOREST

Gas central heating, double glazing, attractive kitchen &
shower room, immaculate garden

ACCOMMODATION

Porch, entrance hall, lounge, kitchen, 3 bedrooms,
shower room

ENTRANCE PORCH UPVC glazed door, tiled flooring, side
aspect window, UPVC door to:

ENTRANCE HALL Radiator, airing cupboard, meter
cupboard, hatch to loft space, door to:

LOUNGE c.4.84m x 3.31m (15'9" x 10'9"). Brick built
fireplace and brick hearth with wood burner, TV point,
telephone point, wood effect flooring, small front window,
bay window and side aspect window.

KITCHEN c.3.00m x 2.26m (9'10" x 7'5"). Range of base
units with cupboards & drawers, space for automatic
washing machine, built in fridge/freezer, built in oven &
electric hob with extractor fan over, 1.5 bowl enamel sink
unit, wooden worktops, range of wall cupboards,
cupboard housing 'Ideal' gas boiler, side aspect window.

BEDROOM 1 c.3.61m x 3.05m (11'10" x 10'). Radiator,
wood effect flooring, rear aspect window.

BEDROOM 2 c.4.27m x 2.62m (14' x 8'7"). Radiator, wood
effect flooring, rear aspect window, UPVC door to rear.

BEDROOM 3 c.3.05m x 2.08m (10' x 6'10"). Radiator, rear
aspect window.

SHOWER ROOM Nicely refitted, WC, wash hand basin,
large walk in shower cubicle with plumbed in shower over,
fully tiled walls, chrome heated towel rail, smooth plastered
ceiling with recessed downlighters, tiled flooring, extractor
fan, side aspect window.

OUTSIDE

FRONT GARDEN: Double wooden gates to driveway with
parking for 2 cars, leading to GARAGE with power and light,
lawned area and shrub beds. REAR GARDEN: Large patio
area, laid to lawn area, shrub beds with mature shrubbery,
garden shed, side access, garden tap, rear access to
garage.



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

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 70.7 sq. metres 761.5 (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, taking 2nd exit into Long Lane. Continue to the next roundabout and 2nd exit into Long Copse. At the traffic lights turn right into Rolleston Road, take 1st right into Hobson Way and immediately right into the service road (still Rolleston Road) and the property will be found on the left, 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

MJD/HC/05.21





Ground Floor

Approx. 70.7 sq. metres (761.5 sq. feet)



Total area: approx. 70.7 sq. metres (761.5 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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