



Bishops Haven, Northampton Lane  
Blackfield

paul jeffreys



# Northampton Lane

Blackfield | SO45 1WR

Southampton – 15 miles, Lymington – 8 miles, M27 – 14 miles, Hythe Village – 4 miles.  
(distances are approximate)

A spacious 3 bedroom semi-detached bungalow in good location

£284,950

Within walking distance of New Forest National Park. Gas central heating, double glazing, ample parking for 4/5 cars. NO CHAIN.



## ACCOMMODATION

**Entrance hall, lounge, kitchen, sun lounge/dining room, 3 bedrooms, shower room**

**ENTRANCE HALL** Radiator, hatch to loft space with pull down ladder and partly boarded.

**LOUNGE** c.4.50m x 3.28m (14'9" x 10'9"). Log burner within fireplace, radiator, TV point, open arch to:

**SUN LOUNGE/DINING ROOM** c.4.04m x 2.90m (13'3" x 9'6"). Radiator, half brick UPVC construction, UPVC door to side/rear.

**KITCHEN** c.2.64m x 2.49m (8'8" x 8'2"). Range of base units with cupboards and drawers, space for automatic washing machine, space for dishwasher, built in stainless steel 'Zanussi' oven, stainless steel 'Zanussi' gas hob with stainless steel extractor hood over, worktops, tiled splashbacks, sink unit, cupboard housing 'Vaillant' combination gas boiler, range of wall cupboards, space for fridge/freezer, rear aspect window.

**BEDROOM 1** c.3.89m narrowing to 2.80m x 3.53m (12'9" narrowing to 9'2" x 11'7"). Radiator, front aspect window.

**BEDROOM 2** c.2.67m x 2.49m (8'9" x 8'2"). Radiator, storage cupboard (formerly airing cupboard), side aspect



window.

**BEDROOM 3** c.3.13m x 2.06m (10'3" x 6'9"). Radiator, front aspect window.

**SHOWER ROOM** WC with concealed cistern, wash hand basin in vanity unit, shower cubicle with glass door and rain effect shower head & smaller shower head, chrome heated towel rail, side aspect window.

**OUTSIDE**

**FRONT GARDEN:** Of good size, laid to lawn area with flower beds with mature shrubbery, shingle area with further parking space and driveway with parking for 4/5 cars.

**REAR GARDEN:** Timber garage/shed, small shed, small lawned area, shingle area.

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

**EPC RATING** 'D'.

**GROSS SQUARE MEASUREMENTS** 71.4 sq. metres (768.3 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.

VIEWING STRICTLY BY APPOINTMENT

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

MJD/TW/06.21



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.





**DIRECTIONS:** Leave Hythe via New Road and Langdown Lawn, forking left into Fawley Road just before the Hospital. Proceed through Holbury and at the roundabout take 2<sup>nd</sup> exit towards Blackfield. On reaching Blackfield village centre continue for about ½ mile and turn right into Northampton Lane, follow to the end and the property will be found as the 2<sup>nd</sup> to last property on the left-hand side.

**paul jeffreys**

10 The Marsh, Hythe, Southampton, SO46 6AL

**023 8084 8555**

[sales@pauljeffreys.co.uk](mailto:sales@pauljeffreys.co.uk)

**[pauljeffreys.co.uk](http://pauljeffreys.co.uk)**

