



14 Southbourne Avenue, Holbury SO45 2NT

£355,000

paul jeffreys



**A 3 BED DETACHED BUNGALOW IN A POPULAR LOCATION WITH LARGE GARDEN**

Ample parking, gas central heating, double glazing, plastic fascias, soffits & gutters, detached garage, attractive gardens

**ACCOMMODATION**

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

**ENTRANCE HALL** Glazed UPVC side door, airing cupboard, radiator and hatch to loft with ladder. Door to:

**LOUNGE** c.3.68m x 3.51m (12'1" x 11'6"). Electric fire with wooden surround. Telephone point, TV point, radiator and curved front aspect bay window.

**KITCHEN/DINER** c. 3.53m narrowing to 2.87m x 3.48m (11'7" narrowing to 9'5" x 11'5"). Range of base units with cupboards and drawers, space for automatic washing machine, cooker and fridge freezer. 1.5 bowl sink unit, worktops, tiled splashbacks, range of wall cupboards and larder cupboard housing gas meter. Side aspect window, rear aspect window and door leading to:

**CONSERVATORY** c.4.14m x 2.62m (13'7" x 8'7") of UPVC construction. Radiator, 'Viessmann' gas combination boiler. Double doors to rear garden.

**BEDROOM 1** c.3.68m x 3.25m (12'1" x 10'8"). Radiator, built-in wardrobes, curved bay front aspect window.

**BEDROOM 2** c.3.53m x 3.51m (11'7" x 11'6"). TV point, radiator and rear aspect window.

**BEDROOM 3** c.2.57m x 2.31m (8'5" x 7'7"). Radiator and side aspect window.

**SHOWER ROOM** Corner shower cubicle with 'Triton' electric shower, WC, pedestal wash hand basin, vanity unit, fully tiled walls, shaver socket, radiator and side aspect window.

**OUTSIDE**

**FRONT GARDEN:** Wooden gates leading to ample parking, leading to detached garage. Front garden with mature shrubs and brick wall.

**REAR GARDEN:** Lare attractive garden (93" x 28'3") Mostly laid to lawn with raised flower beds, mature shrubs and apple tree. Garden shed and green house.



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

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 77 sq. metres (828.8 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 Landown Lawn forking left in to Fawley Road. On reaching Hardley roundabout proceed in to Long Lane and continue along and take the right turning next to the garage, in to Southbourne Avenue and the property will be found on the right-hand side.

VIEWING STRICTLY BY APPOINTMENT COUNCIL

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

MJD/TW/07.21





## Ground Floor

Approx. 77.0 sq. metres (828.8 sq. feet)



Total area: approx. 77.0 sq. metres (828.8 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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