



2 Stanley Road, Holbury SO45 2LR

paul jeffreys



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AN IMPROVED DETACHED BUNGALOW, IN POPULAR LOCATION, CLOSE TO LOCAL AMENITIES

Refitted kitchen, refitted bathroom, smooth plastered ceilings, gas central heating, UPVC double glazing, ample parking for 5/6 vehicles, detached garage

ACCOMMODATION

Entrance hall, lounge/diner, kitchen,
2 bedrooms, bathroom

ENTRANCE HALL UPVC double glazed front door, thermostat control, radiator.

LOUNGE c.5.49m x 3.29m (18' x 10'9"). Two double radiators, chimney breast with tiled hearth (chimney needs to be un-capped to be used as an open fire), two rear aspect windows and glazed double doors leading to rear garden, open access to:

KITCHEN c.2.73m x 1.89m (8'11" x 6'2"). Range of modern units comprising inset stainless steel single drainer sink unit with one cupboard below and adjoining worktop with space & plumbing for automatic washing machine, range of base units with cupboards & drawers with worktops above and tiled splashbacks, range of wall cupboards, gas stainless steel hob with extractor hood over, 'Hotpoint' electric oven below. Space for fridge/freezer, tiled floor, 'Vaillant' gas fired combination boiler, side aspect window.

BEDROOM 1 c.4.00m x 3.14m (13'2" x 10'3"). Double radiator, large front aspect window.

BEDROOM 2 c.3.10m x 2.74m (10'2" x 9'). Radiator, rear aspect window.

BATHROOM With modern white suite comprising panelled bath with part tiled surround and mixer tap shower attachment, pedestal wash hand basin, close coupled WC, half tiled walls, tiled floor, extractor fan, chrome heated towel rail, front aspect window.

OUTSIDE FRONT GARDEN: With block paved drive with parking for 3/4 vehicles, large pea shingle area bordered by raised wooden flower beds, wide side pedestrian access to rear garden. The driveway continues through double wooden gates to a further block paved drive with further parking, which leads to the DETACHED GARAGE. **REAR GARDEN:** Fully enclosed with fencing and hedging etc., lawned area, raised wood flower beds to the rear, outside tap in drive.



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

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 55.9 sq. metres (601.5 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 Langdown Lawn forking left into Fawley Road. On reaching the Hardley roundabout proceed into Long Lane and continue along, taking a turning on the right into Waltons Avenue. Take 1st left into Springfield Avenue and Stanley Road will be found as the 1st turning on the left with the property just in on the left 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/07.21





Ground Floor

Approx. 55.9 sq. metres (601.5 sq. feet)



Total area: approx. 55.9 sq. metres (601.5 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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