



2 Dane Close, Blackfield SO45 1ZY

paul jeffreys



A 3 BEDROOM DETACHED BUNGALOW
IN GOOD LOCATION

Block paved driveway with ample parking leading to integral garage, double glazing, gas central heating. No chain.

ACCOMMODATION

Entrance hall, lounge, conservatory, kitchen, 3 bedrooms, bathroom

ENTRANCE HALL UPVC part glazed front door, radiator, hatch to loft space, telephone point, door to:

LOUNGE c.5.11m x 3.56m (16'9" x 11'8"). Two radiators, TV point, front aspect window, sliding doors to:

CONSERVATORY c.3.05m x 2.80m (10' x 9'2"). Part brick UPVC construction, radiator, door to side.

KITCHEN c.3.53m x 2.16m (11'7" x 7'1"). Range of base units with cupboards and drawers with space for automatic washing machine and fridge/freezer, built in oven and grill, electric 'Whirlpool' hob, stainless steel sink unit, worktops, tiled splashbacks, range of wall cupboards, radiator, UPVC glazed door and side window to rear.

BEDROOM 1 c.3.45m x 3.05m (11'4" x 10'). Radiator, built in wardrobe, front aspect window.

BEDROOM 2 c.3.53m x 2.87m (11'7" x 9'5"). Radiator, built in wardrobe, rear aspect window.

BEDROOM 3 c.2.62m x 1.98m (8'7" x 6'6"). Radiator, front aspect window.

BATHROOM WC, pedestal wash hand basin, disable walk-in shower/bath unit with electric 'Triton' shower over, fully tiled walls, radiator, extractor fan, side aspect window.

OUTSIDE

FRONT GARDEN: Block paved driveway leading to INTEGRAL GARAGE with ample parking, shingle area to front with potential for further parking. REAR GARDEN: South-easterly facing, mostly laid to lawn, shrub beds with mature shrubbery, side access with two gates, metal garden shed.



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

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 91.4 sq. metres (983.3 sq. feet)
approx. including garage.

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 view New Road and Langdown Lawn forking left into Fawley Road just before the hospital. At the roundabout proceed through Holbury and at the next roundabout take 2nd exit towards Blackfield. Pass through the traffic lights and on reaching Blackfield village centre, pass through crossroads and turn left into Walkers Lane North. Take 3rd left into Saxon Road, continue to the bend and take 2nd right into Dane Close and the property will be found on the left hand side.

VIEWING STRICTLY BY APPOINTMENT

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

MJD/HC/08.21





Ground Floor

Approx. 91.4 sq. metres (983.3 sq. feet)



Total area: approx. 91.4 sq. metres (983.3 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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