



30 Larkspur Gardens, Holbury SO45 2QH

paul jeffreys



## 30 Larkspur Gardens, Holbury

A 4 BED. DETACHED BUNGALOW ON GOOD SIZED PLOT  
Gas central heating, double glazing, ample parking & garage. No chain.

### ACCOMMODATION

Entrance hall, lounge, kitchen, 4 bedrooms, bathroom, separate WC, en suite shower room

**ENTRANCE HALL** UPVC part glazed front door with glazed side panel, radiator, airing cupboard with hot water tank, hatch to loft, door to:

**LOUNGE** c.5.49m x 3.38m (18' x 11'1"). Two radiators, gas fire, TV point, front aspect window, sliding doors to rear.

**KITCHEN** c.4.09m x 2.46m (13'5" x 8'1"). Range of base units with cupboards and drawers, worktop, space for cooker, tiled splashbacks, stainless steel sink unit, range of wall cupboards, radiator, rear aspect window, UPVC glazed door to rear.

**BEDROOM 1** c.5.49m x 2.67m (18' x 8'9"). Radiator, built in wardrobes, front and side aspect windows, door to:

**EN SUITE** Corner shower cubicle with shower over, WC, wash hand basin in vanity unit, radiator, side aspect window.

**BEDROOM 2** c.2.97m x 2.31m (9'9" x 7'7"). Radiator, built in wardrobe, side aspect window.

**BEDROOM 3** c.2.84m x 2.21m (9'4" x 7'3"). Radiator, built in wardrobe, rear aspect window.

**BEDROOM 4** c.2.74m x 1.88m (9' x 6'2"). Radiator, built in wardrobe, rear aspect window.

**BATHROOM** Panelled bath with tiled surround, wash hand basin in vanity unit, radiator, side aspect window.

**SEPARATE WC** WC, wash hand basin, radiator, side aspect window.

### OUTSIDE

**FRONT GARDEN:** Driveway with parking for 3 cars leading to INTEGRAL GARAGE housing boiler with power and light, laid to lawn area.

**REAR GARDEN:** Mainly laid to lawn with mature hedges and shrubbery, side access, small lawned area, garden tap.





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

EPC RATING - D

GROSS SQUARE MEASUREMENTS 91.6 sq. metres (986 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 continuing up onto Langdown Lawn. Fork left before the Hospital into Fawley Road and on reaching the Hardley roundabout take 2<sup>nd</sup> exit into Long Lane. Take the 4<sup>th</sup> turning right just after Boots the chemist into Holbury Drove and 3<sup>rd</sup> right into Lime Kiln Lane. At the mini roundabout take 2<sup>nd</sup> exit into Teachers Way and 1<sup>st</sup> left into Larkspur Gardens, following this round the bend and turn 2<sup>nd</sup> left and the property will be found at the end 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. 91.6 sq. metres (986.1 sq. feet)



Total area: approx. 91.6 sq. metres (986.1 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

**023 8084 8555**

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

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

**zoopla**.co.uk

**rightmove**.co.uk  
The UK's number one property website

**paul jeffreys**

Sales | lettings | land

**Open 7 Days**

 Paul Jeffreys Estate Agents

 @pauljeffreys92