



11 Springfield Avenue, Holbury SO45 2LN

£345,000

paul jeffreys



A 3 BEDROOM DETACHED BUNGALOW
WITH ATTRACTIVE GARDEN

Gas central heating, double glazing, block paved driveway with ample parking. NO CHAIN.

ACCOMMODATION

Entrance hall, lounge, conservatory, kitchen, utility room, 3 bedrms, bathroom

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

LOUNGE c.4.60m x 3.25m (15'1" x 10'8"). Electric fire, radiator, side aspect window, sliding doors to:

CONSERVATORY c.3.53m x 2.90m (11'7" x 9'6"). UPVC construction, double doors to rear.

KITCHEN c.2.59m x 1.98m (8'6" x 6'6"). Range of base units with cupboards and drawers, built in 'Hotpoint' oven and electric 'Candy' hob, stainless steel sink unit, space for small fridge/freezer, worktops, tiled splashbacks, range of wall cupboards, side aspect window, door to:

UTILITY ROOM c.2.77m x 2.49m (9'1" x 8'2"). Space and plumbing for automatic washing machine, base units, worktop space, door to side.

BEDROOM 1 c.3.28m x 2.97m (10'9" x 9'9"). Radiator, front aspect window.

BEDROOM 2 c.3.07m x 2.84m (10'1" x 9'4" including wardrobes). Built in wardrobes with sliding doors, radiator, rear aspect window.

BEDROOM 3 c.3.25m x 1.93m (10'8" x 6'4"). Radiator, side aspect window.

BATHROOM WC, pedestal wash hand basin, panelled bath with plumbed in shower over with folding doors and tiled surround, radiator, side and front aspect windows.

OUTSIDE

FRONT GARDEN: Gated entrance with block paved driveway with ample parking, mature trees and shrubs with potential for more parking, small lawned area, garden tap.

REAR GARDEN: Laid to lawn area with pear and apple trees, shingled area, mature hedges and shrubbery, shrub beds, area to rear with two sheds, greenhouse, and raised beds for vegetable patch.



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

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 75.9 sq. metres (817.1 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 Hardley roundabout take 2nd exit into Long Lane and continue taking a right turning into Waltons Avenue (just before KFC). Turn 1st left into Springfield Avenue and the property will be found 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

MJD/HC/09.21





Ground Floor

Approx. 75.9 sq. metres (817.1 sq. feet)



Total area: approx. 75.9 sq. metres (817.1 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.

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