



6 Westbourne Avenue, Holbury SO45 2NL

paul jeffreys



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A 2 BEDROOM SEMI-DETACHED BUNGALOW

Double glazing, good sized garden, driveway with ample parking leading to garage. NO CHAIN.

ACCOMMODATION

Entrance hall, lounge, kitchen, 2 bedrooms, conservatory, wetroom

ENTRANCE PORCH UPVC glazed front door, upvc door leading to:

ENTRANCE HALL Two radiators, hatch to loft space, door to:

LOUNGE c.4.90m x 3.38m (16'1" x 11'1"). Two radiators, electric fire with tiled surround, telephone point, front aspect window.

KITCHEN c.2.77m x 2.46m (9'1" x 8'1"). Range of base units with cupboards and drawers, space for automatic washing machine and cooker, worktops, sink unit, tiled splashbacks, range of wall cupboards, radiator, side aspect window, UPVC glazed door to:

CONSERVATORY c.3.66m x 2.16m (12' x 7'1"). Wooden glazed construction, two radiators, double doors to rear.

BEDROOM 1 c.3.96m x 3.66m (13' x 12'). Radiator, built in wardrobe, rear aspect window.

BEDROOM 2 c.2.77m x 2.77m (9'1" x 9'1"). Radiator, front aspect window.

WETROOM WC, wash hand basin, electric 'Mira' shower, fully tiled walls, radiator, extractor fan, side aspect window.

OUTSIDE

FRONT: Gated access to drive with ample parking leading to garage, lean-to, lawned area with mature shrubbery.

REAR: Mainly laid to lawn, shed, mature shrubbery and trees, two garden taps.

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

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 63.7 sq. metres (685.9 sq. feet) approx.

TENURE The Agents are advised this property is FREEHOLD

AGENT'S NOTE The boiler in the kitchen has recently been condemned & disconnected and will need replacing.

DIRECTIONS Leave Hythe via New Road and Langdown Lawn forking left into Fawley Road just before Hythe Hospital. On reaching Hardley roundabout take 2nd exit into Long Lane and then 2nd right into Southbourne Avenue. Take 2nd left into Westbourne Avenue and the property will be found on the right hand side, indicated by our For Sale board.

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

VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

MJD/HC/10.21



Ground Floor

Approx. 63.7 sq. metres (685.9 sq. feet)



Total area: approx. 63.7 sq. metres (685.9 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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