



16 Foxcroft Drive, Holbury SO45 2FF

paul jeffreys



## 16 Foxcroft Drive, Holbury

### A 3 BED END OF TERRACE HOUSE WITH REFITTED BATHROOM

Gas central heating, double glazing, garage in block, NO CHAIN

#### ACCOMMODATION

Entrance hall, lounge, dining room, kitchen, conservatory, 3 bedrooms, bathroom, separate WC

**ENTRANCE HALL** UPVC glazed front door with glazed side panel, radiator and understairs cupboard.

**LOUNGE** c.4.04m x 3.51m (13'3" x 11'6"). Radiator, TV point and front aspect window. Opening to:

**DINING ROOM** c.3.10m x 2.44m (10'2" x 8'). Radiator and sliding doors to:

**CONSERVATORY** c.2.74m x 2.21m (9' x 7'3"). Part brick construction and door to rear.

**KITCHEN** c.2.80m x 2.49m (9'2" x 8'2"). Range of beech effect units comprising single drainer stainless steel sink unit with plumbing for automatic washing machine below. Range of base units with cupboards and drawers with worktops above and tiled splashbacks, range of wall cupboards. Electric ceramic hob with oven below, dishwasher to remain, fridge/freezer, space for washing machine, and rear aspect window.

**LANDING** Hatch to loft space and airing cupboard housing combination boiler.

**BEDROOM 1** c.4.37m x 2.84m (14'4" x 9'4"). Radiator and front aspect window.

**BEDROOM 2** c.2.84m x 2.82m (9'4" x 9'3"). Radiator and rear aspect window.

**BEDROOM 3** c.2.77m x 2.44m (9'1" x 8'). Radiator and front aspect window.

**BATHROOM** Wash hand basin in vanity unit, panelled bath with electric 'Triton' shower over. Part tiled walls, radiator and rear aspect window.

**SEPARATE WC** WC and rear aspect window.



**OUTSIDE:**

**FRONT GARDEN:** Laid to lawn area and side residents path leading to garage in block.

**REAR GARDEN:** Easy maintenance garden with small lawned area, patio area, garden tap, double gates leading to covered area garage area. Side gate to garage in nearby block.

**AGENTS NOTE** The property sale is subject to grant of probate.

**COUNCIL TAX BAND** 'B' – payable 2021/22 - £1530.73

**EPC RATING** 'C'.

**GROSS SQUARE MEASUREMENTS** 87.6sq. metres (943.2sq. 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 on to Langdown Lawn. Fork left before the hospital in to Fawley Road and on reaching Hardley roundabout, take the second exit in to Long Lane and take the fourth turning on the right, just after Boots the chemist, in to Holbury Drove. Continue for a short way and this will eventually turn in to Foxcroft Drive and the property will be found on the left-hand side, in front of the open green.

**VIEWING STRICTLY BY APPOINTMENT**

<b>OPEN</b>	<b>Weekdays</b>	<b>9.00am – 5.00pm</b>
	<b>Saturday</b>	<b>9.00am – 4.00pm</b>
	<b>Sunday</b>	<b>10.00am – 3.00pm</b>

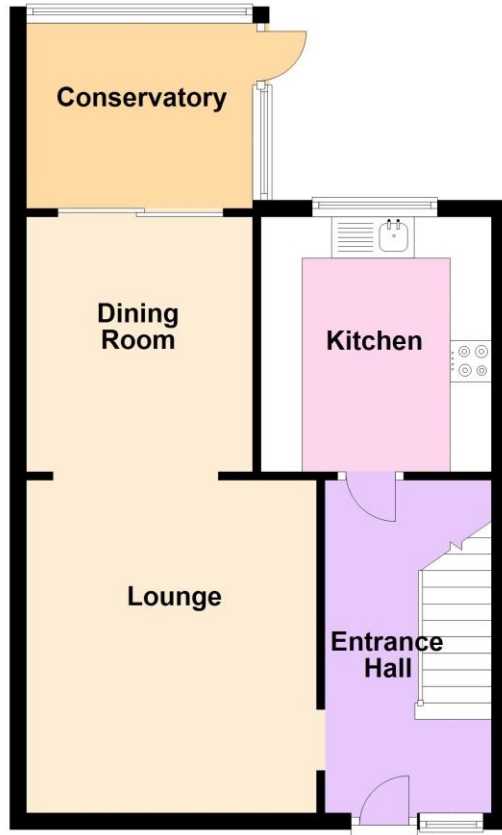
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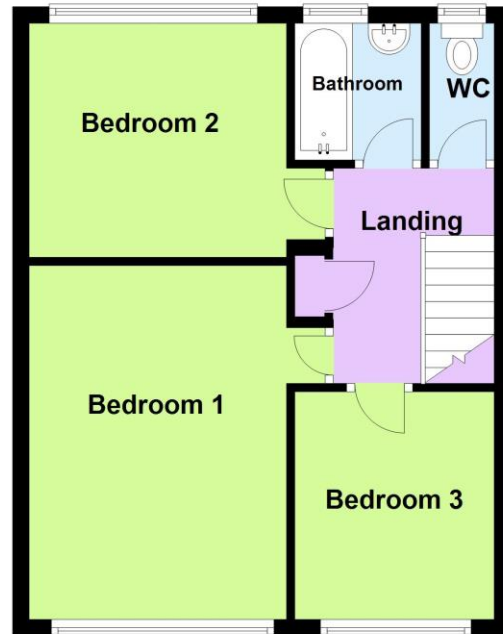
## Ground Floor

Approx. 47.0 sq. metres (506.1 sq. feet)



## First Floor

Approx. 40.6 sq. metres (437.1 sq. feet)



Total area: approx. 87.6 sq. metres (943.2 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

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