



5 Springfield Avenue, Holbury SO45 2LQ

paul jeffreys



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A 4 BEDROOM EXTENDED DETACHED BUNGALOW IN POPULAR LOCATION

Gas central heating, double glazing, refitted kitchen,
driveway

ACCOMMODATION

Entrance hall, lounge/diner, conservatory, kitchen,
4 bedrooms, shower room

ENTRANCE HALL UPVC part glazed front door, door to:

LOUNGE/DINER c.5.59m x 3.23m (18'4" x 10'7"). TV
point, Velux window, two radiators, sliding doors to:

CONSERVATORY c.3.79m x 3.35m (12'5" x 11'). UPVC
construction, patio doors to rear.

KITCHEN c.5.56m x 3.41m narrowing to 1.93m (18'3" x
11'2" narrowing to 6'4"). Recently refitted, range of base
units with cupboards and drawers, built in fridge, built in
oven and 'Bosch' gas hob with 'Bosch' extractor fan over,
splashbacks, enamel sink unit, wood effect worktops,
range of wall cupboards, space for automatic washing
machine and fridge/freezer, 'Worcester' gas boiler, hatch
to loft space, front aspect window.

BEDROOM 1 c.4.04m x 3.71m narrowing to 2.44m (13'3"
x 12'2" narrowing to 8'). Radiator, TV point, open storage
area, two rear aspect windows.

BEDROOM 2 c.3.23m x 2.95m (10'7" x 9'8"). Radiator,
front aspect window.

BEDROOM 3 c.3.23m x 2.95m (10'7" x 9'8"). Radiator,
skylight, built in wardrobes, side aspect window.

BEDROOM 4 c.3.28m x 1.88m (10'9" x 6'2"). Radiator,
UPVC door to rear.

SHOWER ROOM WC, pedestal wash hand basin, shower
cubicle with plumbed in shower over, fully tiled walls,
radiator, front aspect window.

OUTSIDE

FRONT: Block paved driveway with ample parking, laid to
lawn area, mature shrubbery.

REAR: Patio area, laid to lawn area with shrub beds with
mature shrubbery, summer house, two garden sheds,
greenhouse.



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

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 94.7 sq. metres (1,019.4 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 and Langdown Lawn, forking left into Fawley Road just before Hythe Hospital. On reaching Hardley roundabout, take 2nd exit into Long Lane, follow for a short way and turn right at KFC into Waltons Avenue and 1st left into Springfield Avenue and the property will be found on the left hand side.

VIEWING STRICTLY BY APPOINTMENT

OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

MJD/HC/03.22





Ground Floor

Approx. 94.7 sq. metres (1019.4 sq. feet)



Total area: approx. 94.7 sq. metres (1019.4 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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