



Goldrings, Thornbury Avenue, Blackfield SO45 1YQ

paul jeffreys



Goldrings, Thornbury Avenue, Blackfield

AN OLDER STYLE 2/3 BEDROOM DETACHED BUNGALOW ON 0.15 ACRE PLOT WITH SCOPE FOR EXTENSION AND IMPROVEMENT, NO CHAIN

Upvc double glazed windows (except one room), heating, driveway with garage, 27m/90' rear garden

ACCOMMODATION

Entrance hall, lounge, kitchen, 2/3 bedrooms, shower room

ENTRANCE HALL Front door, smooth plastered ceiling, hatch to loft space and storage cupboard.

BEDROOM 1 c.4.73m x 3.35m (15'6" x 10'11") max. Storage heater, wood laminate flooring, front and side aspect window.

BEDROOM 2 c.3.35m x 3.03 (10'11" x 9'11"). Storage heater, smooth plastered ceiling and front aspect window.

SHOWER ROOM Modern white suite comprising pedestal wash hand basin, WC, corner shower cubicle with 'Triton Cara' shower, chrome heated towel rail, two built-in cupboards and rear aspect window.

KITCHEN c.2.90m x 2.85m (9'6" x 9'4"). Range of mid oak effect units comprising stainless steel single drainer sink unit with cupboard below with space and plumbing for automatic washing machine. Range of base units with cupboards and drawers with worktops above and tiled

Splashbacks. Range of wall cupboards. 'Belling' ceramic hob with 'Hotpoint' electric oven below, space under worktop for fridge, storage heater, rear and side aspect windows. Door to:

LOUNGE c. 4.60m X 2.83m (15'1" x 9'3"). Storage heater, part glazed door to rear garden, rear and side aspect windows, half glazed door and glazed side panel to:

DINING ROOM/BEDROOM 3 c.3.35m x 3.05m (10'11" x 10'). Side aspect window.

OUTSIDE

FRONT GARDEN: Bordered to the front boundary by mature bushes and shrubs, lawned area, driveway with parking for two cars leading to the DETACHED GARAGE with power and light and door to rear garden. Access via pedestrian gate from drive leading to:

REAR GARDEN: Which measures 27m x 14m (90' x 47'). Concrete patio area, large lawned area, two sheds, one in dilapidated order. There is potential side pedestrian access to the other side of the property which is currently fenced off at the front garden.



COUNCIL TAX BAND 'C' – payable 2021/22 - £1,749.40

EPC RATING 'E'.

GROSS SQUARE MEASUREMENTS 70.8sq. metres (761sq. 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. Just before Hythe hospital fork left in to Fawley Road and continue to the Hardley roundabout, taking the second exit in to Long Lane. Pass through Holbury and on reaching the mini roundabout take the second exit towards Blackfield and proceed through the traffic lights and pass through the centre of Blackfield in to Hampton Lane. After some way Thornbury Avenue will be found on the left-hand side with the property located on the left, where the road bends round to the right.

VIEWING STRICTLY BY APPOINTMENT

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

PMD/TW/03.22





Ground Floor

Approx. 70.8 sq. metres (761.9 sq. feet)



Total area: approx. 70.8 sq. metres (761.9 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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