



1 Monks Row, Exbury Road, Blackfield, SO45 1XD

paul jeffreys



AN END OF TERRACE 3 BEDROOM HOUSE WITHIN A SHORT WALK OF NEW FOREST AND EXBURY.

Recently installed UPVC double glazed conservatory, gas central heating, recently refitted kitchen, large garage.
NO CHAIN

ACCOMMODATION

Entrance hall, lounge, kitchen, conservatory, 3 bedrooms, bathroom.

ENTRANCE HALL with part glazed front door, radiator, staircase with small understairs cupboard, further open storage recess below stairs.

LOUNGE c.4.58m x 3.86m (15" x 12'8"). Wall radiator, TV point, three wall lights, window and glazed double doors leading to:

CONSERVATORY c.3.96m x 2.56m (13" x 8'5"). The conservatory was replaced just over a year ago. Part bricked cavity construction with UPVC double glazed units and pitched glass roof, tiled floor, glazed double doors to rear garden.

KITCHEN c.3.00m x 2.68m (9'10" x 8'9"). Having recently been refitted comprising inset single drainer stainless steel sink unit with integrated Bosch dishwasher below and one cupboard and wine rack. Range of base units with cupboards and drawers with worktops above with concealed lighting over, integrated Zanussi washing machine and integrated fridge, range of wall cupboards.

LANDING Hatch to loft space with drop down ladder and light.

BEDROOM 1 c.3.81m x 2.66m (12'6" x 8'8"). Range of built in bedroom furniture including wardrobe, cupboards, draw units, bedside cabinets and headboard. Radiator, rear aspect window.

BEDROOM 2 c.2.90m x 1.82m (9'6" x 5'11"). Radiator, rear aspect window.

BEDROOM 3 c.2.19m x 1.79m (7'2" x 5'10"). Excluding built in cupboard, radiator, front aspect window.

BATHROOM White suite comprising panel bath with plumbed in shower with glass shower screen, pedestal wash hand basin, luminated mirror over, close coupled WC, small low level cupboards, radiator, extractor fan, front aspect window.



OUTSIDE:

FRONT GARDEN: To the front boundary by picket fencing, lawned area, shrubs and bushes, side pedestrian access via wooden gate leading to the

REAR GARDEN: Paved with an area laid to broken slate with a water feature. There is a path leading to the rear pedestrian gate leading to access to parking, with access to the:

GARAGE: Power and light and side pedestrian door.

COUNCIL TAX BAND 'C' – payable 2022/23 - £1804.73

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 74.8 sq. metres (805.1 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 the Hardley roundabout take the second exit to Long Lane and pass through Holbury, on reaching the roundabout take the second exit towards Blackfield and pass through the traffic lights and on reaching the centre of Blackfield at the crossroads turn right into Exbury Road and Monks Row will be found a short way along on the right hand side.

VIEWING STRICTLY BY APPOINTMENT

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

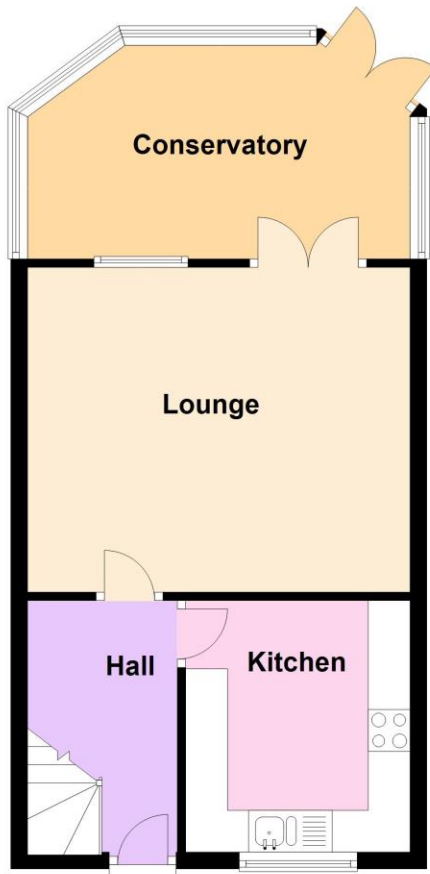
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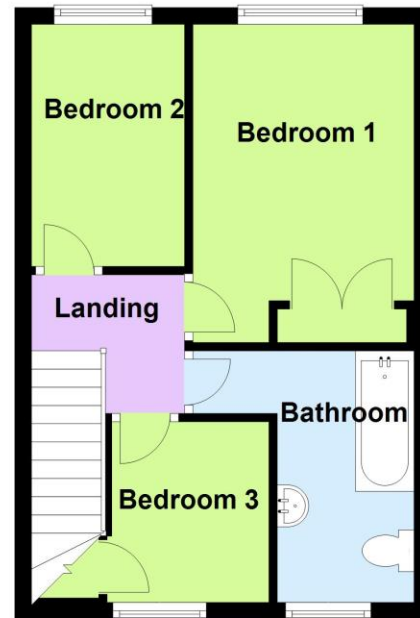
Ground Floor

Approx. 43.2 sq. metres (464.7 sq. feet)



First Floor

Approx. 31.6 sq. metres (340.5 sq. feet)



Total area: approx. 74.8 sq. metres (805.1 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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