



63 The Warren, Holbury SO45 2QD

paul jeffreys



A FOUR BEDROOM, TWO RECEPTION ROOM DETACHED BUNGALOW REQUIRING UPDATING. UPVC DOUBLE GLAZED WINDOWS (Except bathroom and separate WC), GAS CENTRAL HEATING, GARAGE, NO CHAIN.

### ACCOMMODATION

Entrance lobby, lounge, inner hall, kitchen, dining room, four bedrooms, bathroom, separate W.C.

**ENTRANCE LOBBY** Glazed front door, full height front aspect window, telephone point, arch to:

**LOUNGE** c.5.61m x 3.97m (18'5" x 13') Radiator, gas fire with stone surround, smooth plastered ceiling, front aspect window, glazed door to:

**INNER HALL** Hatch to Loft space, airing cupboard with Worcester gas fired combination boiler, double radiator.

**KITCHEN** c.4.43m x 2.43m (14'6" x 7'11") Comprising inset single drainer sink unit with cupboard below, space and plumbing for automatic washing machine, space for fridge below worktop, range of base units with cupboards and drawers with worktops above and tiled splashbacks, range of wall cupboards, larder type cupboard, breakfast bar, double radiator, arch to:

**DINING ROOM** c.3.44m x 2.51m (11'3" x 8'2") Radiator, smooth plastered ceiling, door to integral garage, upvc double glazed double doors to rear garden.

**BEDROOM 1** c.3.92m x 2.97m (12'10" x 9'9") Range of built in wardrobes, cupboards and dresser unit, radiator, telephone point, rear aspect window.

**BEDROOM 2** c.4.80m x 2.52m (15'9" x 8'3") Radiator, front aspect window.

**BEDROOM 3** c.3.01m x 2.50m (9'10" x 8'2") Radiator, rear aspect window.

**BEDROOM 4** c.3.95m x 2.53m (12'11" x 8'4") Radiator, sliding patio door leading to rear garden.

**BATHROOM** Comprising panelled bath with Mira Electric Shower with fully tiled surround. Pedestal wash hand basin, radiator, extractor fan, side aspect window (not double glazed)

**SEPARATE WC:** W.C. Side aspect window (not double glazed).

### OUTSIDE: FRONT GARDEN

Of open plan design of good size with lawned area. Two car drive leading to INTEGRAL GARAGE with power and light and door to dining room. Side pedestrian access to one side of the property leading to:

**REAR GARDEN** which has two patio areas. Lawned area, mature shrubs, trees and bushes. The rear garden has a south westerly aspect.



COUNCIL TAX BAND 'D' – payable 2022/23 - £2,030.32.

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 99.9 sq. metres (1,075 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 continuing up on to Langdown Lawn. Fork left before the Hospital into Fawley Road and continue to the Hardley Roundabout. Proceed into Long Lane and take the first turning on the right into Lime Kiln Lane and continue to the end and turn left (still Lime Kiln Lane). The Warren will be found as the first turning on the left hand side and follow the road round to the right and the property will be found at the back of the second Close on the right hand side.

VIEWING STRICTLY BY APPOINTMENT

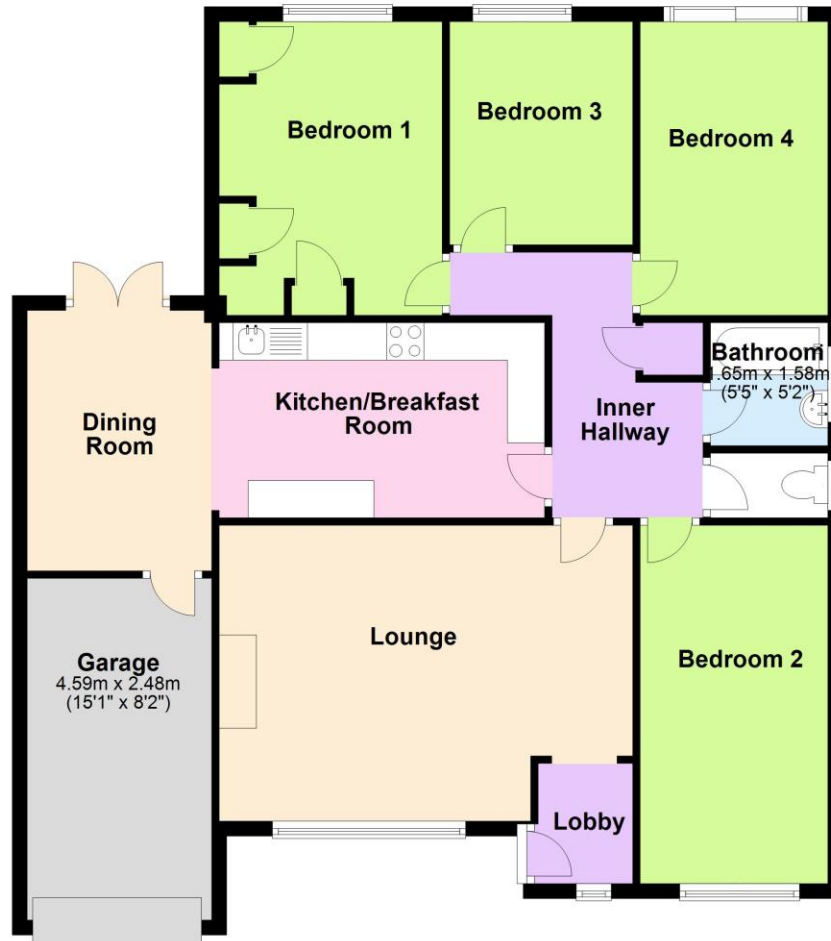
OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

PMD/BH/05.22





## Ground Floor



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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