



21 The Paddocks, Fawley SO45 1FL

paul jeffreys





## 21 The Paddocks, Fawley

### A 2 BEDROOM DETACHED BUNGALOW WITH SCOPE TO UPDATE

UPVC double glazed windows, gas central heating,  
drive, garage and additional parking space

#### ACCOMMODATION

Entrance hall, lounge, kitchen, 2 bedrooms, bathroom

**ENTRANCE PORCH** With half glazed UPVC door with further glazed door to:

**ENTRANCE HALL** Radiator, hatch to loft space, thermostat control, airing cupboard with 'Worcester' floor mounted gas fired boiler.

**LOUNGE** c.4.49m x 3.48m (14'9" x 11'5"). Double radiator, gas coal effect fire, glazed double doors from hall, side aspect window, telephone & TV points, double glazed sliding patio door and fixed panel to rear garden.

**KITCHEN** c.2.99m x 2.44m (9'9" x 8'). Comprising inset single drainer sink unit with cupboards below and adjoining worktop with plumbing for automatic washing machine, cupboards with worktops and wall cupboards, space for fridge and freezer, space & plumbing for slimline dishwasher, gas/electric cooker point, extractor fan, radiator, rear aspect window, half glazed UPVC double glazed door to rear garden.

**BEDROOM 1** c.3.50m x 3.47m (11'6" x 11'4"). Two double wardrobes with dresser unit with drawers, radiator, front aspect window.

**BEDROOM 2** c.3.01m x 2.59m (9'10" x 8'5"). Radiator, front aspect window.

**BATHROOM** Comprising panelled bath with fully tiled surround with 'Mira' shower and shower screen, fully tiled walls, pedestal wash hand basin, WC, radiator, tiled floor, shaver socket, electric wall heater, rear aspect window.

**OUTSIDE FRONT GARDEN:** With dropped kerb leading to hardstanding for one vehicle, lawned area, mature trees/shrubs/bushes, side pedestrian access to both sides of the property leading to **REAR GARDEN:** Of good depth with near full width crazy paved patio with adjoining pond, outside tap and power point. Good sized lawned area with well stocked flower and shrub beds, timber shed to remain. To the side of the property there is a wide storage area with gate to front, whilst there is also a gate to the opposite side leading to the front garden. At the rear of the garden there is a pedestrian gate leading to the drive with parking for one car, which leads to the **GARAGE**. The driveway is approached via double wrought iron gates.



COUNCIL TAX BAND 'C' – payable 2022/23 - £1,804.73.

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 51.6 sq. metres (557 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 onto Langdown Lawn, fork left into Fawley Road and on reaching the Hardley roundabout take 2<sup>nd</sup> exit into Long Lane. Pass through Holbury and on reaching the mini roundabout take 1<sup>st</sup> exit signposted Fawley & Calshot and after some way take 2<sup>nd</sup> turning left and 1<sup>st</sup> right into Forest Edge and The Paddocks will be found immediately on the right hand side, with the property being located on the right hand corner.

VIEWING STRICTLY BY APPOINTMENT

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

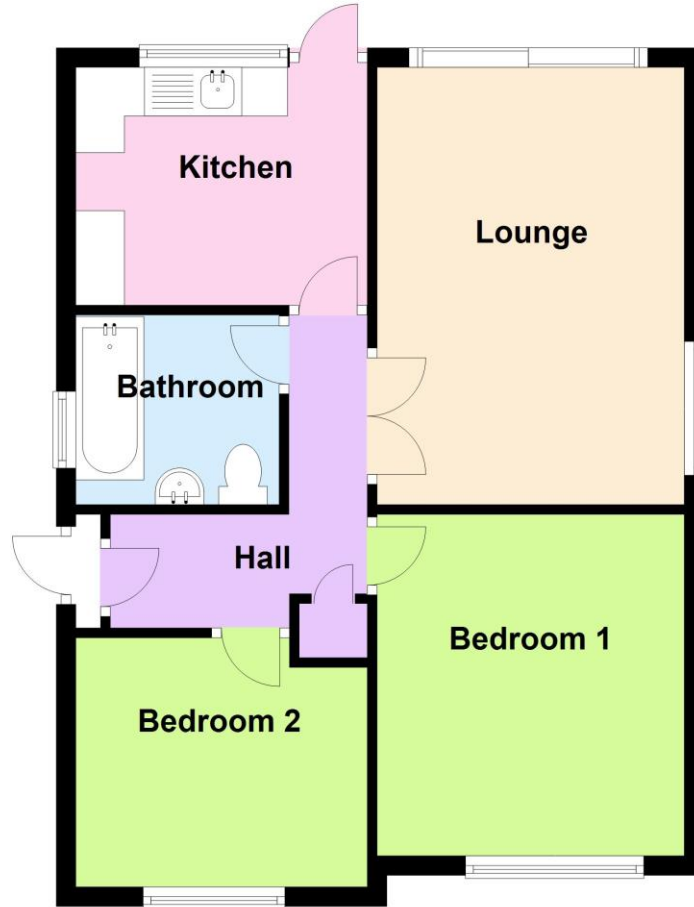
PMD/HC/07.22







## 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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