



3 Myvern Close, Holbury, SO45 2HZ

£337,500

paul jeffreys



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A SPACIOUS 3 BEDROOM DETACHED BUNGALOW

Large lounge/dining room, refitted kitchen and bathroom, quiet location, close to New Forest National Park and Beaulieu.

ACCOMODATION

Lobby, hall, lounge/dining room, kitchen, 3 bedrooms, shower room.

ENTRANCE LOBBY UPVC double doors and glazed windows and further glazed door leading to:

ENTRANCE HALL Double radiator, telephone point, hatch to loft space with dropdown ladder, airing cupboard with lagged tank and immersion.

LOUNGE/DINING ROOM c.5.40m x 4.43m to 3.05m (17'8" x 14'6" to 10'). 2 radiators, TV point, open stone surround fireplace, side aspect windows, sliding patio door leading to rear garden.

KITCHEN c.3.28m x 2.97m (10'9" x 9'8"). Refitted in approximately 2017 with range of white gloss units comprising inset single drainer sink unit with cupboards below and space for appliance below, 'Hotpoint' washing machine to remain and 'Indesit' slimline dish washer to remain, range of base units with cupboards and drawers with worktops above and tiled splashbacks, range of wall cupboards, larder type cupboard, 'Neue' stainless steel gas hob with extractor hood above and 'Neue' electric oven below, small peninsular breakfast bar, wall cupboard housing 'Icos' gas fired boiler, side aspect window to garage and rear aspect window overlooking the rear garden, glazed door leading to:

REAR LOBBY Being part glazed with part glazed door leading to rear garden.

BEDROOM 1 c.4.23m x 3.05m (13'10" x 10'). Built in wardrobes with triple sliding doors, radiator, front aspect window.

BEDROOM 2 c.3.02m x 2.52m (9'11" x 7'4"). Double wardrobe, radiator, front aspect window.

BEDROOM 3 c.3.02m x 2.34m (9'11" x 7'8"). Double wardrobe, radiator, side aspect window.

SHOWER ROOM Having been refitted with white suite comprising corner fully tiled shower cubicle with 'Bristan' electric shower, wash hand basin in vanity unit, WC, part tiled walls, double radiator, wall mounted 'Dimplex' electric heater, shaver socket, 1 wood panelled wall, wood laminate flooring, side aspect window to garage.

OUTSIDE:

FRONT GARDEN: Laid to lawn with flower and shrub beds with mature bushes, driveway with parking for 2/3 cars leading to the GARAGE with power and light and rear aspect window and part glazed door leading to:

REAR GARDEN: Which offers a southerly aspect with a good sized paved patio, further paved area, lawned area, well stocked flower and shrub beds, timber shed, outside tap, to the side of the property there is a wide storage area with a greenhouse. There is no gate to the front but this could be installed if required.



COUNCIL TAX BAND 'D' – payable 2023/24 - £2,130.78

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 78.6 sq. metres (846 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 in Fawley Road. On reaching the Hardley roundabout proceed into Long Lane and then take the 4th turning on the right hand side into Waltons Avenue and then continue to the staggered junction turning left into Renda Road which in turn leads into Hobson Way and then take the last turning on the right which Myvern Close and No. 3 will be found just in on the left hand side indicated by our For Sale board.

VIEWING STRICTLY BY APPOINTMENT

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

PMD/SW/06.23





Ground Floor



Total area: approx. 78.6 sq. metres (846.4 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.

independent estate agents

023 8084 8555

sales@pauljeffreys.co.uk

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