



9 Crawte Avenue, Holbury SO45 2GP

£309,950

paul jeffreys



AN EXTENDED 3 BEDROOM SEMI-DETACHED BUNGALOW

With ample parking for 7/8 cars and garage,
gas central heating, UPVC double glazed windows & doors
NO CHAIN

ACCOMMODATION

Large entrance hall/study, inner hall, lounge, kitchen,
3 bedrooms, bathroom with shower, cloakroom

ENTRANCE HALL/STUDY c.3.84m x 2.26m (12'7" x 7'4").
Glazed front door, front aspect window, radiator, glazed doors
and glazed side panels to:

INNER HALL Two radiators, hatch to loft space, storage
cupboard.

LOUNGE c.4.85m x 3.31m (15'11" x 10'10"). Radiator, front
aspect window.

KITCHEN c.3.97m x 3.06m (13' x 10'). Range of white gloss
units comprising stainless steel single drainer 1.5 bowl sink unit
with cupboards below and space & plumbing for automatic
washing machine, range of base units with cupboards & drawers
with worktops above and tiled splashbacks, range of wall
cupboards, cupboard housing 'Vaillant' gas fired combination
boiler, smooth plastered ceiling, two side aspect windows, half
glazed door to drive.

BEDROOM 1 c.5.17m x 3.02m (16'11" x 9'11"). Range of built in
wardrobes and chest of drawers, radiator, rear aspect window.

BEDROOM 2 c.4.10m x 3.06m (13'5" x 10'). Radiator, side
aspect window.

BEDROOM 3 c.3.01m x 2.11m (9'10" x 6'11"). Radiator,
worktop with cupboards below, Velux rooflight.

BATHROOM White suite comprising panelled bath, pedestal
wash hand basin, WC, fully tiled shower cubicle with
plumbed in shower, part fully tiled walls, double radiator,
extractor fan, rear aspect window.

CLOAKROOM Comprising WC, wash hand basin, chrome
heated towel rail, half tiled walls, rear aspect window.

OUTSIDE

FRONT GARDEN The whole of the front garden is laid with block
paving and offers ample parking facilities, which including the
drive extends to approx. 7 vehicles. The long drive continues
under a carport to the GARAGE of above average size of concrete
construction with power & light.

REAR GARDEN Lawned area, two greenhouses and small shed.



COUNCIL TAX BAND 'C' – payable 2023/24 - £1,894.03.

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 94.3 sq. metres (1,015.3 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 turning left into Fawley Road. On reaching the Hardley roundabout take 2nd exit into Long Lane and after some way take 4th turning right into Holbury Drove. Continue along taking 1st turning left into Springfield Avenue and proceed to the very end, bear round to the right into May Crescent and bear left taking 2nd turning on the left into Crawte Avenue. The property will be found a short way along on the left hand side.

VIEWING STRICTLY BY APPOINTMENT

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

PMD/HC/08.23





Ground Floor



Total area: approx. 94.3 sq. metres (1015.3 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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