



17 The Paddocks, Fawley, SO45 1FL

£345,000

paul jeffreys



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A 4 BEDROOM DETACHED HOUSE IN NEED OF COMPLETE MODERNISATION

Good size garden, central heating, short drive of Calshot beach.
NO CHAIN.

ACCOMMODATION

Entrance hall, cloakroom, lounge/diner, kitchen, four bedrooms, bathroom.

ENTRANCE HALL Glazed front door, radiator, thermostat control, doors to lounge/diner, kitchen and to:

CLOAKROOM White suite comprising WC, wash hand basin with tiled splashback, extractor vent.

LOUNGE/DINER c.6.15m x 4.52m to 3.66m (20'2" x 14'9" to 12'). Rear aspect window, double glazed sliding patio door to rear garden, double radiator, hatch to kitchen, gas fire, TV point, staircase with open storage below and cupboard below.

KITCHEN c.3.34m x 2.35m (10'11" x 7'8"). Comprising inset single drainer one and half bowl sink unit with cupboards below and space and plumbing for automatic washing machine, range of base units with cupboards and drawers with worktops above and tiled splashbacks, wall cupboards, stainless steel gas hob with oven below, 'Thorn Olympic' gas fired boiler, space for fridge/freezer, telephone point, front aspect window.

LANDING Hatch to loft space, airing cupboard with lag tank, side aspect window.

BEDROOM 1 c.3.35m x 3.35m (10'11" x 10'11"). Radiator, front aspect window.

BEDROOM 2 c.3.32m x 2.66m (10'11" x 8'8"). Radiator, front aspect window.

BEDROOM 3 c.3.17m x 2.69m (10'5" x 8'10"). Radiator, rear aspect window.

BEDROOM 4 c.2.85m x 2.69m (9'4" x 8'10"). Radiator, rear aspect window.

BATHROOM Panelled bath with mixer tap shower attachment and part tiled surround, WC, pedestal wash hand basin with tiled splashbacks, radiator, side aspect window.

OUTSIDE:

FRONT GARDEN Small lawned area, driveway leading to INTEGRAL GARAGE with power and light. Side pedestrian access via gate to:

REAR GARDEN Of very good size with a good sized patio. The garden is overgrown with grass, shrubs and bushes.



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

EPC RATING 'E'.

GROSS SQUARE MEASUREMENTS 87.5 sq. metres (941 sq. feet)
approx. excluding garage.

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 before the hospital into Fawley Road. On reaching the Hardley roundabout proceed across into Long Lane and pass through Holbury to the mini roundabout forking left, signposted to Calshot. After some way turn left into School Road and then first left into Forest Edge and The Paddocks will be found as the first turning on the right hand side. The property will be found in on the right hand side.

VIEWING STRICTLY BY APPOINTMENT

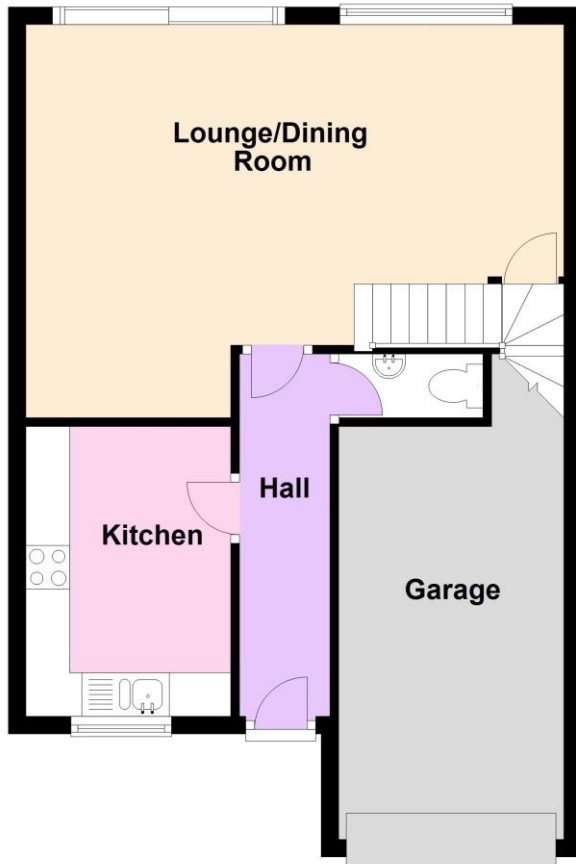
OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

PMD/SW/01.24

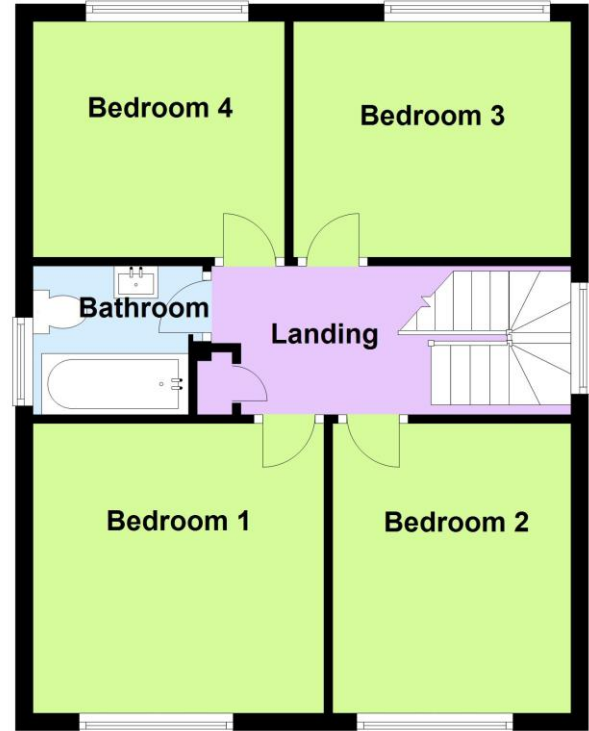




Ground Floor



First Floor



Total area: approx. 101.0 sq. metres (1087.7 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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