



16 The Paddocks, Fawley SO45 1FL

£319,950

paul jeffreys





## 16 The Paddocks, Fawley

### AN EXTENDED MODERNISED 2 BED DETACHED BUNGALOW

Garage in driveway with ample parking, gas central heating, double glazing, conservatory, south-east facing garden

#### ACCOMMODATION

Entrance hall, lounge, conservatory, kitchen, 2 bedrooms, shower room

**ENTRANCE HALL** Composite glazed front door, radiator, hatch to loft space, door to:

**LOUNGE** c.4.47m x 3.53m (14'8" x 11'7"). Radiator, TV point, built in bench seating with adjoining cupboard, bi-fold doors to:

**CONSERVATORY** c.3.10m x 3.10m (10'2" x 10'2"). UPVC construction, UPVC door to rear, UPVC door to:

**KITCHEN** c.4.45m x 2.95m (14'7" x 9'8"). Range of base units with cupboards and drawers, space for automatic washing machine, dishwasher, fridge/freezer. Gas oven with extractor fan over, worktops, stainless steel 1.5 bowl sink unit with tiled splashbacks, range of wall cupboards, space for dining table, rear aspect window.

**BEDROOM 1** c.3.45m x 3.45m (11'4" x 11'4"). Radiator, built in wardrobes, front aspect window.

**BEDROOM 2** c.2.95m x 2.54m (9'8" x 8'4"). Radiator, built in drawer unit with shelving above, front aspect window.

**SHOWER ROOM** WC, wash hand basin, shower cubicle with plumbed in shower and rain effect shower head over, radiator, medicine cabinet, shelving, recessed downlighters, extractor fan, side aspect window.

#### OUTSIDE

**FRONT GARDEN** Block paved driveway and shingle driveway leading to up-and-over garage door, with hedge surrounding.

**REAR GARDEN** South-easterly aspect, patio, lawned area, shrub beds with mature shrubbery, garden shed, shingle area.



COUNCIL TAX BAND 'C' – payable 2024/25 - £1,984.54.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 71.4 sq. metres (768.2 sq. feet) approx.

TENURE The agents are advised this property is FREEHOLD.

AGENTS NOTE The roof does not have a membrane underneath the tiles.

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.

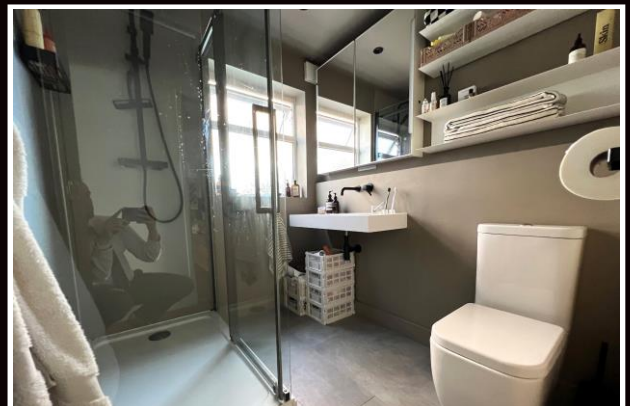
NOTE FLOOR PLAN IS FOR GUIDANCE ONLY.

DIRECTIONS Leave Hythe via Langdown Lawn, forking left into Fawley Road just before Hythe Hospital. On reaching the Hardley roundabout take 2<sup>nd</sup> exit into Long Lane and pass through Holbury to the mini roundabout, forking left, signposted Calshot. After some way turn left into School Road and 1<sup>st</sup> left into Forest Edge and The Paddocks will be found as the 1<sup>st</sup> turning on the right, with the property 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

MJD/HC/08.24

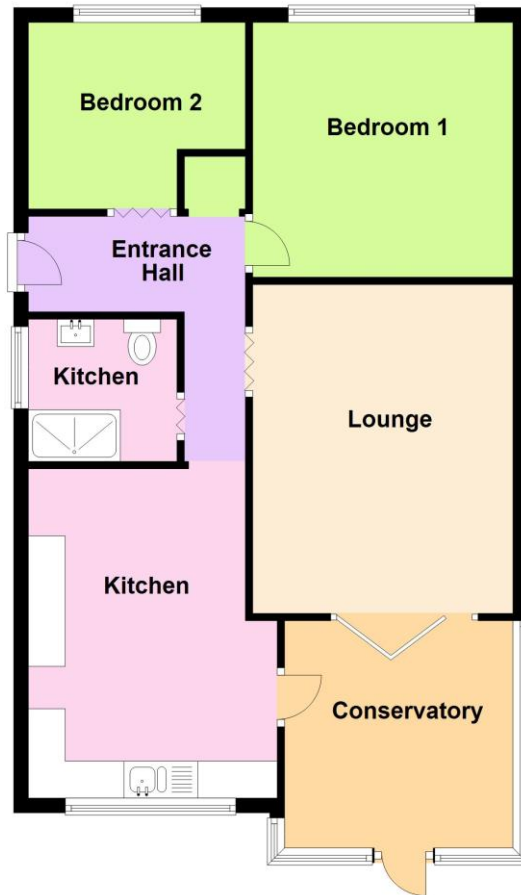






## Ground Floor

Approx. 71.4 sq. metres (768.2 sq. feet)



Total area: approx. 71.4 sq. metres (768.2 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

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