



3 Hayes Mead, Holbury SO45 2JZ

£324,950

paul jeffreys



3 Hayes Mead, Holbury

AN ATTRACTIVE 3 BED LINK-DETACHED HOUSE WITH DRIVEWAY & GARAGE, WITHIN SHORT DRIVE OF NEW FOREST

Gas central heating, double glazing, conservatory

ACCOMMODATION

Entrance hall, kitchen, cloakroom, lounge/diner, conservatory, 3 bedrooms, en suite, bathroom

ENTRANCE HALL UPVC glazed front door, radiator, understairs cupboard, telephone point, door to:

CLOAKROOM WC, wash hand basin in vanity unit, fully tiled walls, front aspect window.

KITCHEN c.2.80m x 2.64m (9'2" x 8'8"). Range of base units with cupboards and drawers, space for appliances, built in oven & gas hob with stainless steel extractor fan over, worktops, tiled splashbacks, range of wall cupboards, 'Potterton' gas boiler, front aspect window.

LOUNGE/DINER c.5.62m narrowing to 2.95m x 4.80m narrowing to 2.80m (18'5" narrowing to 9'8" x 15'9" narrowing to 9'2"). Radiator, electric fire with surround, TV point, rear aspect glazed door to:

CONSERVATORY c.4.57m x 3.56m (15' x 11'8"). Of part brick UPVC construction, double doors to rear.

LANDING Hatch to loft space, being fully boarded, airing cupboard with hot water tank.

BEDROOM 1 c.4.02m x 2.74m (13'2" x 9'). Radiator, built in wardrobes, rear aspect window, door to:

EN SUITE WC with concealed cistern, wash hand basin in vanity unit, shower cubicle, chrome heated towel rail, fully tiled walls, side aspect window.

BEDROOM 2 c.2.90m x 2.74m (9'6" x 9'). Radiator, cupboard space with pull-down bed, front aspect window.

BEDROOM 3 c.3.07m x 2.03m (10'1" x 6'8"). Radiator, built in wardrobes, rear aspect window.

BATHROOM WC, wash hand basin, panelled bath with mixer taps over with shower, fully tiled walls, front aspect window.

OUTSIDE

FRONT GARDEN Paved driveway with parking for 2 cars leading to up and over door to garage with power and light.

REAR GARDEN Patio area, garden shed with workbench, smaller shed, lawned area, mature shrubbery, raised flower beds.



COUNCIL TAX BAND 'D' – payable 2024/25 - £2,232.61.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 96.6 sq. metres (1,039.8 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 just before Hythe Hospital and on reaching the Hardley roundabout take 3rd exit into the industrial estate, follow left hand bend and take 1st left into Harrier Way and 1st right into Hayes Mead, follow almost to the end where the property will be found on the left hand side.

VIEWING STRICTLY BY APPOINTMENT

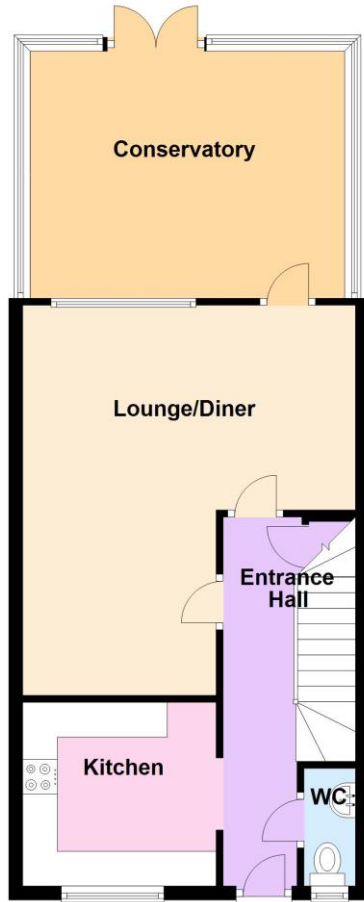
OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

MJD/HC/06.24

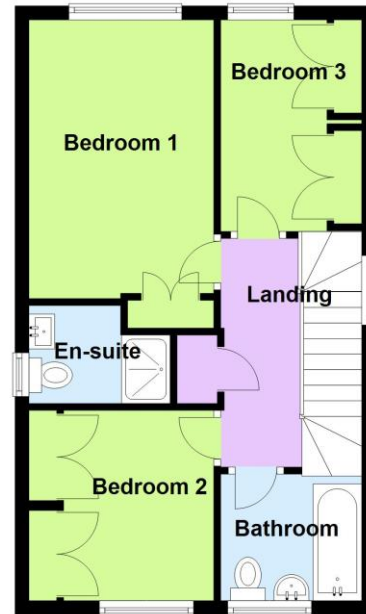




Ground Floor



First Floor



Total area: approx. 96.6 sq. metres (1039.8 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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