



50 Rufus Gardens, Totton SO40 8TA

£199,950

paul jeffreys



50 Rufus Gardens, Totton

A ONE BEDROOM QUADRANT HOUSE, WITH BENEFIT OF GOOD SIZED L SHAPED GARDEN

Gas central heating, UPVC double glazed windows & door, 2 allocated parking spaces. NO CHAIN.

ACCOMMODATION

Entrance lobby, lounge, kitchen, bedroom, bathroom

ENTRANCE LOBBY Part glazed UPVC front door, wood laminate flooring, door to:

LOUNGE c.3.99m x 3.53m (13'1" x 11'7"). Front aspect window, double radiator, smooth plastered ceiling, staircase with open space below, doorway (no door) to:

KITCHEN c.3.98m x 1.52m (13' x 5'). Comprising inset stainless steel single drainer sink unit with one cupboard below and space & plumbing for automatic washing machine below. Range of base units with cupboards & drawers with worktops above and tiled splashbacks, one wall cupboard, integrated fridge and freezer.

LANDING Hatch to loft space, large walk-in airing cupboard with shelving and 'Worcester' gas fired combination boiler.

BEDROOM c.3.19m x 3.04m (10'5" x 10' measurements exclude wardrobe). Front aspect window, radiator, built in double wardrobe.

BATHROOM White suite comprising panelled bath with plumbed in shower with shower screen and fully tiled surround, wash hand basin, WC, tiled floor, tiled shelf, extractor fan, front aspect window.

OUTSIDE FRONT GARDEN: There is a triangular lawned area. **REAR GARDEN:** Good size and of L shape, being enclosed with brick wall and fencing. The garden does need cultivating, but is of good size. **TWO ALLOCATED PARKING SPACES.**

COUNCIL TAX BAND 'B' - payable 2024/25 - £1,744.21.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 42.6 sq. metres (458.3 sq. feet) approx.

TENURE The Agents are advised this property is FREEHOLD.

DIRECTIONS From the centre of Totton proceed via Ringwood Road and after passing through the traffic lights with Calmore Road continue to the 1st roundabout, turning right into Hazel Farm Road. Follow the road round to the left and then round to the right and it then runs into Rufus Gardens. After entering Rufus Gardens take 3rd right, which is almost at the end and the property will be found in the left hand corner, indicated by our For Sale board.

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

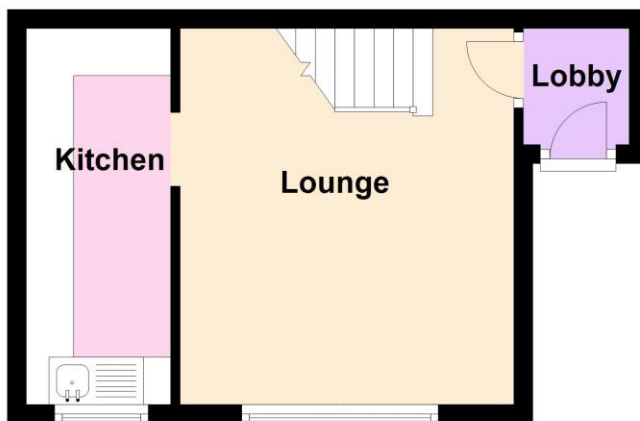
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

PMD/HC/08.24



Ground Floor

Approx. 22.0 sq. metres (237.2 sq. feet)



First Floor

Approx. 20.5 sq. metres (221.1 sq. feet)



Total area: approx. 42.6 sq. metres (458.3 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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