



22 Walkers Lane South, Blackfield SO45 1YN

£365,000

paul jeffreys





## 22 Walkers Lane South, Blackfield

A 2 BEDROOM DETACHED BUNGALOW  
WITH HUGE SCOPE FOR ENLARGEMENT  
SITTING ON MATURE APPROX. 1/5<sup>TH</sup> ACRE PLOT  
Gas central heating, upvc double glazed windows (not  
conservatory), garage

### ACCOMMODATION

Entrance hall, lounge, kitchen, conservatory,  
2 double bedrooms, bathroom

**ENTRANCE HALL** Double glazed front door, double radiator,  
hatch to loft space, telephone point, airing cupboard with 'Atag'  
gas fired combination boiler (recently installed).

**LOUNGE** c.4.17m x 3.65m (13'8" x 11'11"). Front aspect  
window, double radiator, stone fireplace with gas fire  
(disconnected), dimmer switch, glazed door to hall.

**KITCHEN** c.3.46m x 3.27m (11'4" x 10'9"). Comprising inset  
single drainer sink unit with cupboards below and adjoining  
worktop with ceramic hob with extractor hood. Range of base  
units with cupboards and drawers with worktops above and tiled  
splashbacks, range of wall cupboards, 'Belling' electric double  
oven, part tiled walls, tiled floor, side and rear aspect windows,  
double radiator, wood clad ceiling, part glazed door to:

**CONSERVATORY** c.3.49m x 3.00m (11'5" x 9'10"). Tiled floor,  
double radiator, plumbing for automatic washing machine, patio  
door and half glazed door to rear garden. (The conservatory is  
single glazed.)

**BEDROOM 1** c.3.68m x 3.65m (12'1" x 11'11"). Front  
aspect window, three sliding door built-in wardrobe, double  
radiator.

**BEDROOM 2** c.3.35m x 3.03m (10'4" x 9'11"). Rear aspect  
window, double radiator.

**BATHROOM** Fully tiled walls, comprising panelled bath with  
'Triton' electric shower over with shower screen, pedestal  
wash hand basin, WC, tiled floor, chrome heated towel rail,  
rear aspect window.

### OUTSIDE

**FRONT GARDEN** Lawned area, mature shrubs and bushes, side  
pedestrian access to rear via pedestrian gate, driveway with  
parking for 3/4 cars with opening leading to rear garden and also  
leading to DETACHED GARAGE.

**REAR GARDEN** The rear garden is approx. 46m (153') in depth by  
12.8m (42') wide. External tap, extensive lawned areas,  
vegetable patch, base for greenhouse.





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

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 73.7 sq. metres (793 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 2<sup>nd</sup> exit into Long Lane and pass through Holbury to the mini roundabout. Take 2<sup>nd</sup> exit signposted Blackfield and proceed through the traffic lights into Hampton Lane. After passing through the centre of Blackfield, turn left after the left hand bend into Mopley, which then bears left into Walkers Lane South and the property will be found on the right hand side, indicated by our For Sale board.

VIEWING STRICTLY BY APPOINTMENT

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

PMD/HC/11.24





## Ground Floor

Approx. 73.7 sq. metres (793.5 sq. feet)



Total area: approx. 73.7 sq. metres (793.5 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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 Paul Jeffreys Estate Agents

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