



22 Walkers Lane South, Blackfield SO45 1YN

£419,950

paul jeffreys



22 Walkers Lane South, Blackfield

A 2 BEDROOM DETACHED BUNGALOW WITH HUGE SCOPE FOR ENLARGEMENT

SITTING ON MATURE APPROX. 1/5TH 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 2nd exit into Long Lane and pass through Holbury to the mini roundabout. Take 2nd 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.

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