



19 The Close, Holbury SO45 2PG

£437,500

paul jeffreys



19 The Close, Holbury

A MODERN 3 BEDROOM DETACHED CHALET

Spacious living accommodation including large kitchen/diner, large lounge, study, conservatory
Gas central heating, double glazing, ample parking, detached garage, space for caravan/boat

ACCOMMODATION

Entrance hall, cloakroom, lounge, kitchen/diner, study, conservatory, 3 bedrooms, en suite shower, refitted family bathroom

ENTRANCE HALL Replacement composite part glazed front door, wood laminate flooring, radiator, understairs storage cupboard, staircase with half-landing window to rear aspect.

CLOAKROOM White suite comprising WC, wash hand basin in vanity unit with tiled splashback, chrome heated towel rail, recessed downlighter, extractor fan, front aspect window.

LOUNGE c.6.09m x 3.25m (20' x 10'8"). Front aspect box bay window, two radiators, TV point, double doors leading to:

CONSERVATORY c.3.02m x 2.87m (9'11" x 9'5" max.) UPVC double glazed units, glazed double doors to rear garden.

KITCHEN/DINER c.5.46m x 4.37m (17'4" x 14'4" max. measurements as room is L shaped). Having been refitted with attractive grey fronted units, comprising acrylic 1.5 bowl single drainer sink unit with cupboards below, integrated 'Hoover' washing machine and integrated 'Indesit' dishwasher, range of base units with cupboards & drawers with worktops above, range of wall cupboards, integrated fridge/freezer, 'Smeg' dual fuel range cooker, further worktops, radiator, 'Glow-Worm' gas fired combi boiler, installed November 2023, recessed

downlighters, wood laminate flooring, two front aspect windows, one rear aspect window, glazed French doors leading to side of property, glazed double doors leading to:

STUDY c.3.04m x 2.61m (9'11" x 8'6"). Radiator, wood laminate flooring, rear aspect window.

LANDING Doors to all rooms, half-landing rear aspect window.

BEDROOM 1 c.4.85m x 3.12m (15'11" x 10'3"). Two built in double wardrobes, radiator, rear aspect window, folding door leading to:

EN SUITE SHOWER Comprising corner fully tiled shower cubicle, chrome heated towel rail, recessed downlighters, extractor fan, front aspect window.

BEDROOM 2 c.3.25m x 3.08m (10'8" x 10'1"). Radiator, front aspect window.

BEDROOM 3 c.2.92m x 2.53m (9'7" x 8'4"). Radiator, built in cupboard, rear aspect window.

BATHROOM Having been refitted with white suite comprising panelled bath with plumbed in shower and fully tiled surround, wash hand basin in vanity unit, WC with concealed cistern, chrome heated towel rail, wood laminate flooring, extractor fan, front aspect Velux window.



OUTSIDE FRONT GARDEN: The property is approached via a drive, which is shared with one other property. The driveway offers ample parking facilities for 4/5 vehicles and there is also potential to use the walled-off garden to the left-hand side of the garage for storage of caravan/boat. Single **DETACHED GARAGE** with power & light with side pedestrian door & window, roof storage. Lawned area.

REAR GARDEN: Access via pedestrian gate at the side of the property. To both sides of garage there is garden area, one which is block paved, but could be utilized for the storage of caravan/boat, there is a further area of garden to the other side of the garage, which has a small circular patio and this leads round to the rear garden. This is fully enclosed with fencing, laid to lawn with flower and shrub beds with pedestrian gate to the opposite of the property leading to the front.

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

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 123.8 sq. metres (1,332 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 Langdown Lawn, forking left into Fawley Road. On reaching the Hardley roundabout take 2nd exit into Long Lane and pass through Holbury, taking 4th turning right into Waltons Avenue. After some way turn left into Springfield Avenue and 3rd left into The Close and the property will be found at the far end of the close.

VIEWING STRICTLY BY APPOINTMENT

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

PMD/HC/01.25





Ground Floor

Approx. 72.6 sq. metres (781.0 sq. feet)



First Floor

Approx. 51.2 sq. metres (551.1 sq. feet)



Total area: approx. 123.8 sq. metres (1332.1 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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