



2 Raymond Close, Holbury SO45 2GH

£327,500

paul jeffreys



2 Raymond Close, Holbury

A THREE BEDROOM DETACHED BUNGALOW IN NEED OF MODERNISATION AND IMPROVEMENT WITH THE BENEFIT OF A GOOD SIZED KITCHEN/DINING ROOM.

Ample parking and garage, gas central heating, double glazing, good sized garden.

ACCOMMODATION

Entrance hall, lounge, kitchen/diner, three bedrooms, wetroom.

ENTRANCE HALL Part glazed UPVC front door, hatch to loft, radiator, built in storage cupboard, airing cupboard with lagged tank and immersion.

LOUNGE c.4.90m x 4.25m (16'1" x 13'11"). Mock Purbeck stone fireplace with adjoining TV plinth, radiator, sliding patio door to rear garden.

KITCHEN/DINING ROOM c.5.32m x 3.59m (17'5" x 11'9"). Comprising inset stainless steel one and half bowl sink unit with cupboard below and space and plumbing for dishwasher and for automatic washing machine. Base units with cupboards and drawers with worktops above and tiled splashbacks, range of wall cupboards, housing for fridge/freezer, radiator, 'Glow-worm' gas fired boiler, side and rear aspect windows, half glazed door to rear garden, glazed door to lounge.

BEDROOM 1 c.4.01m x 2.47m (13' x 8'1" minimum measurement as room is 'L' shaped and also includes wardrobes). Radiator, built in double wardrobes, front aspect window.

BEDROOM 2 c.3.03m x 2.41m (9'11" x 7'11"). Radiator, front aspect window.

BEDROOM 3 c.2.41m x 2.41m (7'11" x 7'11"). Radiator, front aspect window.

WETROOM 'Mira' shower with part fully tiles surround, pedestal wash hand basin, WC, radiator, side aspect window.

OUTSIDE

FRONT GARDEN Bordered to the front boundary by low brick wall with mature shrubs, lawned area, the garden extends around the right hand side of the property where there is a wide side area, driveway with parking for 3/4 cars, **GARAGE** with up and over door, gate from drive leading to:

REAR GARDEN Paved patio, wide side area with timber shed, greenhouse, outside tap, mature shrubs and bushes.



COUNCIL TAX BAND 'D' – payable 2025/26 - £2,348.21.

EPC RATING 'E'.

GROSS SQUARE MEASUREMENTS 83.0 sq. metres (893.6 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 forking left into Fawley Road. On reaching the Hardley roundabout take the second exit into Long Lane and then take the fourth turning on the right hand side into Waltons Avenue and on reaching the staggered crossroads turn left into Rendor Road which in turn leads into Hobson Way and Raymond Close will be found as a turning on the left hand side with the property immediately in the right hand corner and the property will be 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/02.25





Ground Floor

Approx. 83.0 sq. metres (893.6 sq. feet)



Total area: approx. 83.0 sq. metres (893.6 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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