



15 Newlands Copse, Blackfield, SO45 1YB

£329,950

paul jeffreys



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A THREE BED DETACHED BUNGALOW ON A LARGE PLOT IN NEED OF TOTAL MODERNISATION.

Double glazing, detached garage, driveway with ample parking.
NO CHAIN.

ACCOMMODATION

Entrance hall, lounge, kitchen, three bedrooms, bathroom.

ENTRANCE HALL UPVC glazed front door, telephone point, airing cupboard, door to:

LOUNGE c.3.96m x 3.66m (13' x 12'). Open fireplace with tiled surround, two side and one front aspect window.

KITCHEN c.3.25m x 3.20m (10'8" x 10'6"). Range of base units with cupboards and drawers, worktops, stainless steel sink unit, 'Indesit' electric cooker, range of wall cupboards, tiled flooring with underfloor heating, UPVC rear aspect window, UPVC glazed door to UPVC double glazed lean to with door leading to garden.

BEDROOM 1 c.3.53m x 3.41m (11'7" x 11'2"). Built in wardrobes, front aspect window.

BEDROOM 2 c.3.45m narrowing to 2.97m x 3.38m (11'4" narrowing to 9'9" x 11'1"). Wardrobes, telephone point, rear aspect window.

BEDROOM 3 c.3.66m x 2.52m (12' x 8'3"). Side aspect window.

BATHROOM Panelled bath, wash hand basin, WC, fully tiled walls and flooring with underfloor electric heating, rear aspect window.

OUTSIDE

FRONT GARDEN Gated access leading to concrete driveway with parking for 3/4 cars, leading to garage, mostly laid to lawn, shrub beds with mature shrubbery.

REAR GARDEN Large garden that is mostly laid to lawn with mature shrubbery and trees, patio area, garden tap, coal bunker.



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

EPC RATING 'G'.

GROSS SQUARE MEASUREMENTS 75.0 sq. metres (807.7 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 the second exit into Long Lane, pass through Holbury to the mini roundabout. Take the second exit, signposted Blackfield and proceed through the traffic lights into Hampton Lane. After a short while take the left into Walkers Lane North and take the first left just after the bend into Newlands Copse and the property will be found towards the end on the left hand side.

VIEWING STRICTLY BY APPOINTMENT

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

MJD/SW/03.25





Ground Floor

Approx. 75.0 sq. metres (807.7 sq. feet)



Total area: approx. 75.0 sq. metres (807.7 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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