



3 Lime Kiln Lane, Holbury SO45 2HJ

£264,950

paul jeffreys





### 3 Lime Kiln Lane, Holbury

AN OLDER STYLE 3 BEDROOM MID TERRACED HOUSE WITH OFF ROAD PARKING FOR 2/3 CARS, HAVING JUST BEEN DECORATED THROUGHOUT WITH NEW CARPETS TO HALL, STAIRS, LANDING AND TWO BEDROOMS. Gas central heating, double glazed windows and doors, utility room. NO CHAIN.

#### ACCOMMODATION

Entrance hall, lounge, kitchen/diner, utility room, 3 bedrooms, bathroom.

**ENTRANCE HALL** Composite part glazed front door with adjoining window, radiator, staircase with open space below.

**LOUNGE** c.4.82m x 3.05m (15'10" x 10' measurement excludes walk in bay). Front aspect walk in bay window, fireplace with tiled hearth, radiator, wood laminate flooring, access with 2 glazed side panels leading to:

**KITCHEN/DINER** c.4.77m x 2.66m (15'7" x 8'8"). Range of modern units comprising inset single drainer stainless steel sink unit with cupboards below, integrated 'Kenwood' dishwasher, base units with worktops above, fully tiled walls (kitchen area), peninsular unit/breakfast bar with cupboards and drawers and wine rack, range of wall cupboards, integrated fridge and freezer,

Gas 5 burner stainless steel hob with 'Belling' stainless steel extractor hood over, 'Beko' electric oven, tiled floor, rear aspect window, double radiator, smooth plastered ceiling, part glazed door to hall and glazed double door leading to

**UTILITY ROOM** c.2.90m x 2.30m (9'6" x 7'6"). Range of base units with worktops above, range of wall cupboards, space and plumbing for automatic washing machine, space for tumble dryer and further appliance, recess downlighters, wood laminate flooring, radiator, glazed double doors leading to rear garden.

**LANDING** Hatch to loft space, storage cupboard.

**BEDROOM 1** c.3.77m x 3.05m (12'4" x 10'). Front aspect walk in bay window, radiator, fire place, TV point.

**BEDROOM 2** c.3.72m x 3.05m (12'2" x 10'). Rear aspect window, radiator, airing cupboard with 'Ideal Logic' gas fired boiler, installed February 2024.

**BEDROOM 3** c.2.14m x 1.58m (7' x 5'2"). Front aspect window, radiator.

**BATHROOM** White suite comprising panelled bath with mixer tap shower attachment over, WC, wash hand basin, fully tiled walls, radiator, tile affect lino, spotlights, rear aspect window.





## OUTSIDE

**FRONT GARDEN** Being laid with block paving with parking for 2/3 cars.

**REAR GARDEN** Large decked area, summer house, small plastic shed, further timber shed, lawned area, the rear garden is almost south facing.

**COUNCIL TAX BAND** 'B' – payable 2024/25 - £1,826.39.

**EPC RATING** 'C'

**GROSS SQUARE MEASUREMENTS** 78.8 sq. metres (847 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. Fork left into Fawley Road. On reaching the Hardley roundabout proceed into Long Lane and take the second turning on the right hand side into Lime Kiln Lane and the property will be found a short way along 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

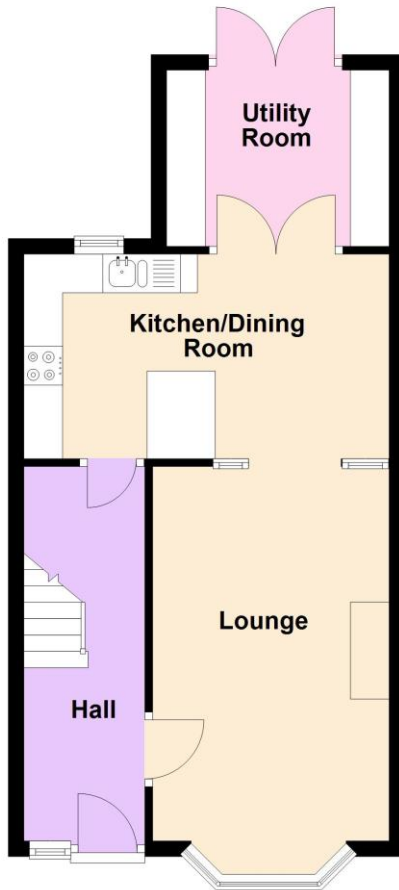
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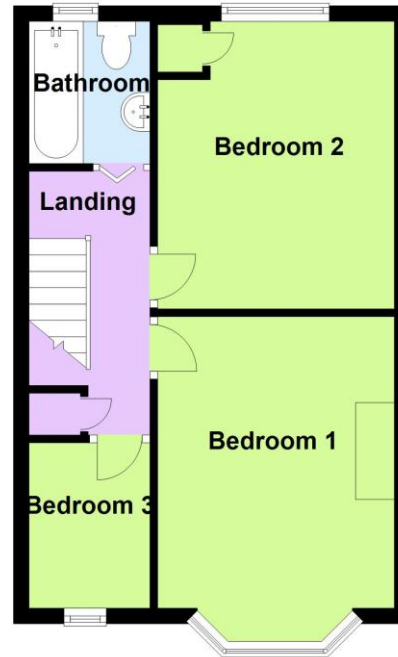
## Ground Floor

Approx. 42.8 sq. metres (460.4 sq. feet)



## First Floor

Approx. 36.0 sq. metres (387.0 sq. feet)



Total area: approx. 78.7 sq. metres (847.4 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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