



43 Harrier Green, Hardley SO45 2EY

£239,950

paul jeffreys



## 43 Harrier Green, Hardley

### A 2 BEDROOM MID-TERRACE HOUSE

Ground floor cloakroom, 2 allocated parking spaces, gas central heating, UPVC double glazing

### ACCOMMODATION

Entrance hall, cloakroom, lounge/diner, kitchen,  
2 double bedrooms, bathroom

**ENTRANCE HALL** Part glazed front door, double radiator, thermostat control, telephone point, stairs.

**CLOAKROOM** White suite with close coupled WC, wash hand basin with tiled splashback, radiator, front aspect window.

**LOUNGE/DINER** c.4.72m x 3.64m (15'6" x 11'11" max. as room is slightly 'L' shaped). Double radiator, understairs storage cupboard, TV & telephone points, glazed double doors to rear garden (these we understand were replaced approx. June 2023).

**KITCHEN** c.3.03m x 1.60m (9'11" x 5'3"). Having been refitted with white units comprising inset single drainer sink unit with cupboard below and adjoining worktop with space & plumbing for automatic washing machine and plumbing & space for slimline dishwasher. Base units with cupboards & drawers with worktops above and tiled splashbacks, range of wall cupboards. 'Indesit' stainless steel gas hob with extractor hood over and 'Hotpoint' electric oven below. Space for fridge/freezer, 'Ideal' gas fired boiler with timer, radiator, spotlights, front aspect window.

**LANDING** Hatch to loft space.

**BEDROOM 1** c.3.64m x 2.68m (11'11" x 8'9"). Radiator, TV point, rear aspect window (we understand that this window was replaced in June 2023).

**BEDROOM 2** c.3.64m x 2.75m (11'11" x 9' max. measurements as room

is 'L' shaped). Radiator, TV point & telephone points, airing cupboard with lagged tank, front aspect window.

**BATHROOM** White suite comprising panelled bath with mixer tap shower attachment over and fully tiled surround, pedestal wash hand basin, tiled splashback, close coupled WC, tiled floor, radiator, extractor fan.

**OUTSIDE FRONT GARDEN:** There is a small area of garden, which is laid with broken slate. **REAR GARDEN:** Paved patio, lawned area, rear pedestrian access. There are TWO ALLOCATED PARKING SPACES situated at the front of the properties.

**COUNCIL TAX BAND** 'B' - payable 2024/25 - £1,736.47.  
**EPC RATING** 'C'.

**GROSS SQUARE MEASUREMENTS** 57.1 sq. metres (614.9 sq. feet) approx.

**TENURE** The Agents are advised this property is FREEHOLD.

**DIRECTIONS** Leave Hythe via New Road & Langdown Lawn forking left into Fawley Road just before Hythe Hospital and continue to the Hardley roundabout, take 2<sup>nd</sup> exit into Long Lane and 1<sup>st</sup> right into Lime Kiln Lane. At the end turn right and 1<sup>st</sup> right into Harrier Way and Harrier Green will be found as the 1<sup>st</sup> turning on the left hand side. Proceed to the 'T' turning right & right again and the property will be found near the corner.

**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.

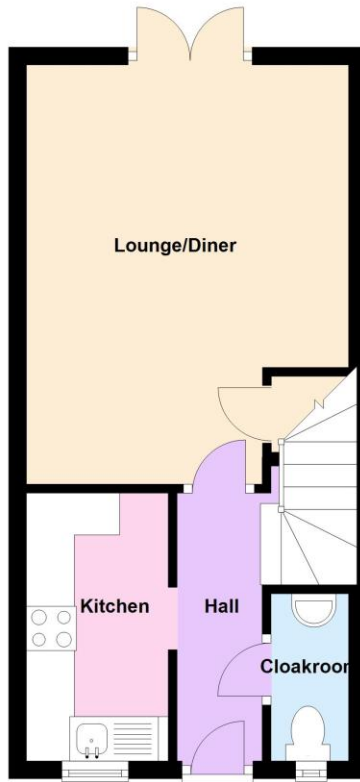
**NOTE** FLOOR PLAN IS FOR GUIDANCE ONLY

**VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK**



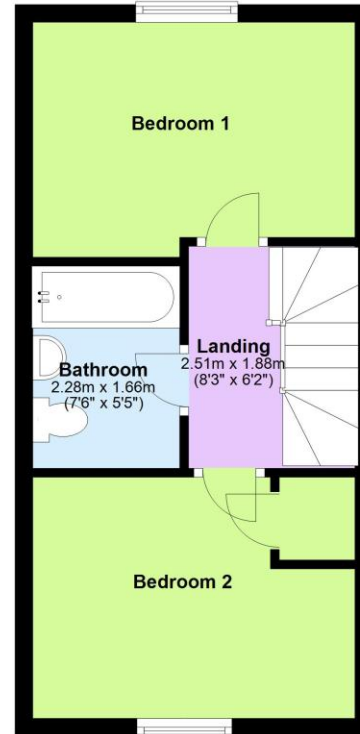
### Ground Floor

Approx. 28.6 sq. metres (307.5 sq. feet)



### First Floor

Approx. 28.6 sq. metres (307.5 sq. feet)



Total area: approx. 57.1 sq. metres (614.9 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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