



8 Nicholas Road, Langley SO45 1YS

£314,950

paul jeffreys



A 3 BED DETACHED BUNGALOW WITHIN POPULAR
LOCATION OF LANGLEY

Driveway with ample parking leading to garage, gas
central heating, double glazing

ACCOMMODATION

Entrance hall, lounge/diner, kitchen, 3 bedrooms, shower
room

ENTRANCE HALL UPVC glazed front door, radiator, hatch
to loft space, meter cupboard, door to:

LOUNGE/DINER c.4.57m x 3.53m (15' x 11'7"). Radiator,
gas fire with tiled surround, TV point, sliding doors to
rear, door to:

KITCHEN c.3.35m x 2.62m (11' x 8'7"). Range of base
units with cupboards and drawers, space for cooker with
extractor over, space for automatic washing machine,
stainless steel sink unit, worktops, tiled splashbacks,
range of wall cupboards, 'Ideal' gas boiler, UPVC glazed
door to rear, glazed rear aspect window.

BEDROOM 1 c.3.79m narrowing to 2.80m x 3.73m (12'5"
narrowing to 9'2" x 12'3"). Radiator, built in wardrobes,
front aspect window.

BEDROOM 2 c.3.07m x 2.49m (10'1" x 8'2"). Radiator,
front aspect window.

BEDROOM 3 c.2.67m x 2.62m (8'9" x 8'7"). Airing
cupboard with lagged tank, side aspect window.

BATHROOM WC, wash hand basin in vanity unit, corner
shower cubicle with plumbed in shower, radiator, side
aspect window.

OUTSIDE

FRONT GARDEN Driveway with ample parking leading to
GARAGE with up and over door, lawned area, shrub beds
with mature shrubbery.

REAR GARDEN Mainly laid to lawn with concrete patio,
mature shrubbery, greenhouse.



COUNCIL TAX BAND 'D' – payable 2025/26 - £2,087.30.

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 62.5 sq. metres (672.7 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 continuing up onto Langdown Lawn. Fork left into Fawley Road just before Hythe Hospital and on reaching the Hardley roundabout take 2nd exit into Long Lane and pass through Holbury to the mini roundabout. Take 2nd exit signposted Blackfield and proceed through the traffic lights into Hampton Lane. Continue right to the end, which becomes Lepe Road and take 1st left into Mopley and 1st left into Nicholas Road, where the property will be found towards the end on the right hand side, 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

MJD/HC/04.25





Ground Floor

Approx. 62.5 sq. metres (672.7 sq. feet)



Total area: approx. 62.5 sq. metres (672.7 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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