



12 Whitefield Road, Holbury SO45 2HS

£249,950

paul jeffreys



12 Whitefield Road, Holbury

A SPACIOUS 3 BEDROOM EX-LOCAL AUTHORITY MID-TERRACED HOUSE, CLOSE TO LOCAL SCHOOL AND A SHORT DISTANCE FROM THE NEW FOREST

Gas central heating, double glazed windows and doors, conservatory, potential STPP for off road parking.

ACCOMMODATION

Entrance porch, hall, lounge, conservatory, kitchen/breakfast room, utility room, 3 bedrooms, shower room, separate WC

ENTRANCE PORCH Of part brick and double glazed construction with part glazed front door with further glazed door and glazed side panel to:

ENTRANCE HALL Staircase, telephone point, radiator, doors to:

LOUNGE c.5.80m x 3.04m (19' x 9'11"). Two radiators, front aspect window, glazed double doors leading to:

CONSERVATORY c.2.98m x 2.88m (9'9" x 9'5"). UPVC double glazed construction with heating element and glazed double doors to rear garden.

KITCHEN/BREAKFAST ROOM c.3.79m x 3.08m (12'52 x 10'1" max. as room is slightly 'L' shaped). Range of modern units comprising inset single stainless steel sink unit with cupboards below and space for appliance and further adjoining worktop with space and plumbing for automatic washing machine. Range of base units with cupboards and drawers with worktops above and range of wall cupboards. A five-burner gas hob, 'Hotpoint' electric oven with cupboards above and below, radiator, built in storage cupboard, rear aspect window and glazed door to rear, door to:

UTILITY ROOM c.2.58m x 1.83m (8'5" x 6'). Cupboards, front aspect window.

LANDING Rear aspect window, hatch to loft space, radiator, airing cupboard housing 'Worcester' gas fired combination boiler.

BEDROOM 1 c.4.21m x 2.87m (13'5" x 9'5"). Radiator, built in cupboard, front aspect window.

BEDROOM 2 c.3.07m x 3.05m (10'1" x 10') (measurements exclude door recess). Built in cupboard, radiator, front aspect window.

BEDROOM 3 c.2.65m x 2.17m (8'8" x 7'1"). Radiator, rear aspect window.

SHOWER ROOM Suite comprising corner fully tiled shower cubicle with plumbed in shower, pedestal wash hand basin with cupboard below, tiled floor and fully tiled walls, extractor vent, rear aspect window (no radiator).

SEPARATE WC White WC, fully tiled walls, rear aspect window (no radiator).

OUTSIDE

FRONT GARDEN Bordered to the front boundary by low brick wall, shingle area, flower beds.

REAR GARDEN Fully paved with timber shed, outside tap and rear pedestrian access.



COUNCIL TAX BAND 'B' – payable 2025/26 - £1,826.39.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 90 sq. metres (990 sq. feet) approx.

TENURE The agents are advised this property is FREEHOLD.

AGENT'S NOTE The roof has sprayfoam installed on the underside of the roof felt. Some mortgage lenders may not be prepared to lend on the property.

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 Langdown Lawn forking left into Fawley Road. On reaching the Hardley roundabout proceed across to Long Lane, after passing through Holbury take the 4th turning on the right hand side into Waltons Avenue and proceed to the staggered junction turning left into Renda Road, take the 1st turning on the right into Whitefield Road 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

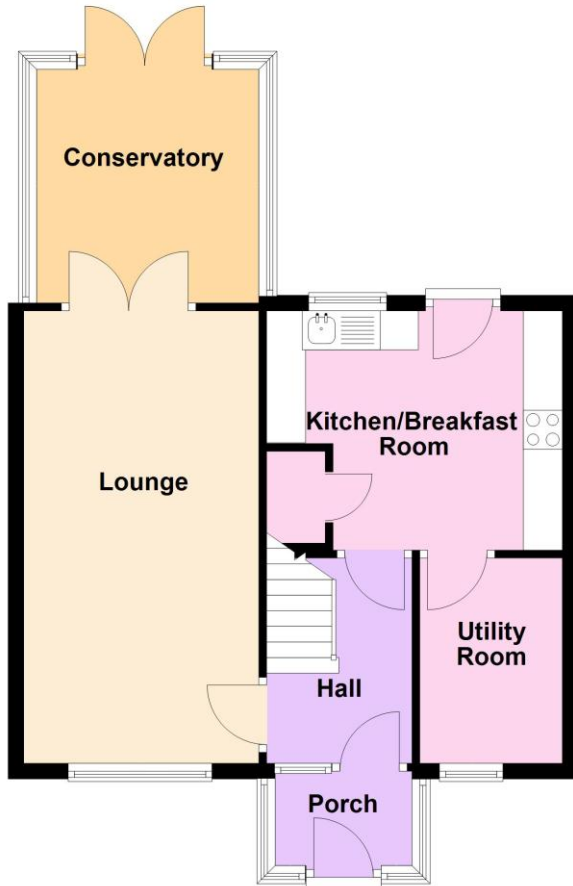
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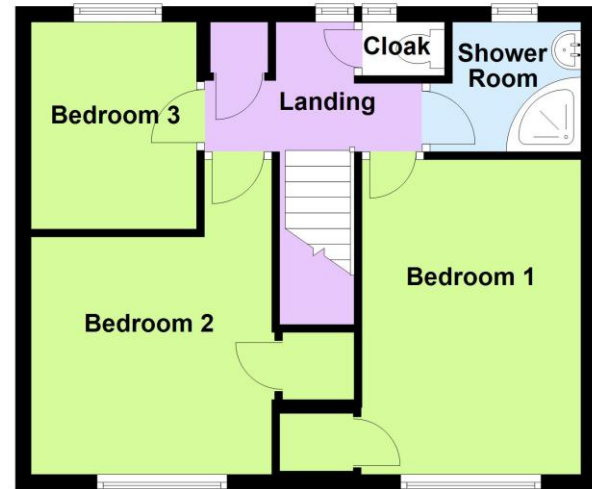
Ground Floor

Approx. 51.1 sq. metres (550.2 sq. feet)



First Floor

Approx. 40.9 sq. metres (439.7 sq. feet)



Total area: approx. 92.0 sq. metres (990.0 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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