



8 Courtyard Mews, Holbury SO45 2AQ

£339,950

paul jeffreys



8 Courtyard Mews, Holbury

AN IMMACULATE 3 BED END OF TERRACE HOUSE WITH CABIN IN GARDEN WITH POWER & LIGHT

Gas central heating, double glazing, carport and allocated parking space, recently renovated garden. Vendor suited.

ACCOMMODATION

Entrance hall, kitchen, cloakroom, lounge/diner, 3 bedrooms, bathroom, en suite shower room

ENTRANCE HALL Composite glazed front door, porcelain tiled flooring, radiator, door to:

KITCHEN c.3.25m x 2.77m (10'8" x 9'1"). Range of base units with cupboards and drawers. Integrated fridge/freezer, automatic washing machine and dishwasher. Integrated 'Bosch' oven and gas hob with stainless steel extractor fan over, worktops, tiled splashbacks, range of wall cupboards, porcelain tiled flooring, recessed downlighters, cupboard housing 'Glow-Worm' combination boiler, UPVC front aspect window.

CLOAKROOM WC, wash hand basin in vanity unit, chrome heated towel rail, extractor fan, recessed downlighters, porcelain tiled flooring.

LOUNGE/DINER c.5.41m x 3.79m (17'9" x 12'5"). Radiator, TV point, recessed downlighters, understairs cupboard, UPVC glazed double doors and glazed side panel to rear.

LANDING Hatch to loft space, which has been partly boarded, door to:

BEDROOM 1 c.4.29m narrowing to 3.53m x 2.92m (14' narrowing to 11'7" x 9'7"). Radiator, door to overstairs storage cupboard, front aspect window, door to:

EN SUITE WC, wash hand basin in vanity unit, corner shower cubicle with plumbed in shower over, extractor fan, tiled flooring, recessed downlighters.

BEDROOM 2 c.3.48m x 2.87m (11'5" x 9'5"). Radiator, front aspect window.

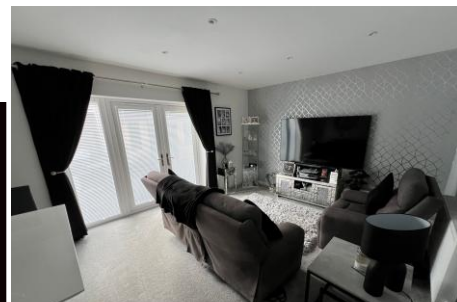
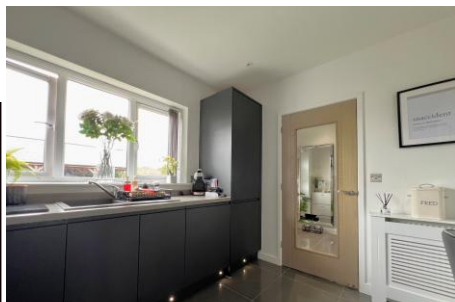
BEDROOM 3 c.3.20m x 1.83m (10'6" x 6'). Radiator, side aspect window.

BATHROOM WC, wash hand basin in vanity unit, panelled bath, plumbed in shower with glazed side panel, chrome heated towel rail, tiled flooring, extractor fan, rear aspect window.

OUTSIDE

FRONT GARDEN Porcelain paved pathway leading to front door and side access with recently laid Astroturf and small brick wall surrounding, gate to:

REAR GARDEN Porcelain tiled patio, Astroturf, recently installed outside cabin with power and light perfect for homeworking office etc.



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

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 84.7 sq. metres (911.6 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.

AGENTS NOTE 1 The road is un-adopted and is owned by a third party.

AGENTS NOTE 2 There is a pump for the mains drainage system as the development is a distance from the main sewer system. We understand from the vendor that there is an annual charge approximately of £100 per property for the maintenance/upkeep of this.

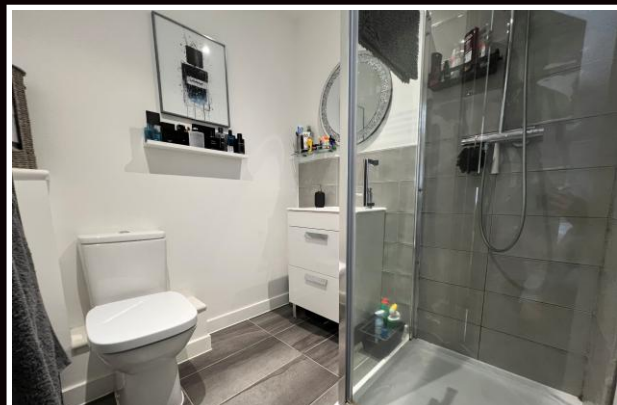
NOTE FLOOR PLAN IS FOR GUIDANCE ONLY.

DIRECTIONS Leave Hythe via New Road continuing up onto Langdown Lawn. Fork left into Fawley Road and on reaching the Hardley roundabout take 2nd exit into Long Lane. Take 2nd right into Lime Kiln Lane and take 1st left into Courtyard Mews, follow through the end of the T and turn right and the property will be found as the last one 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

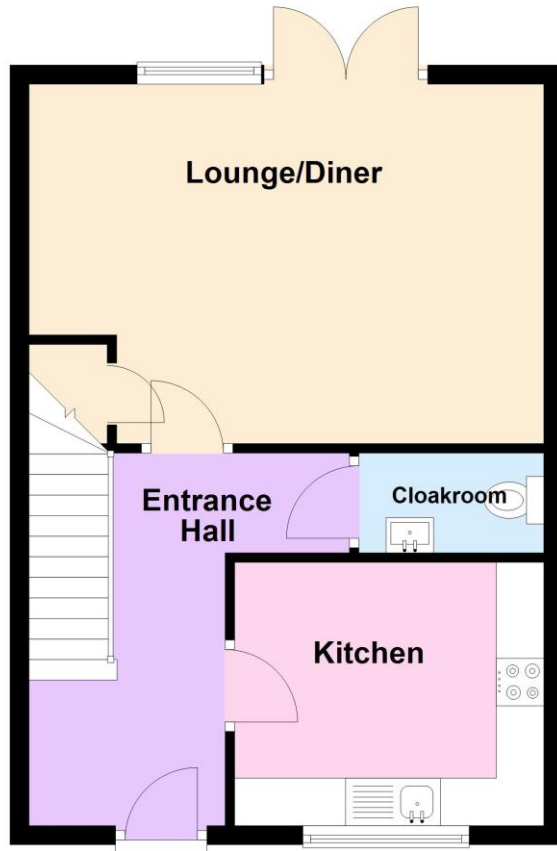
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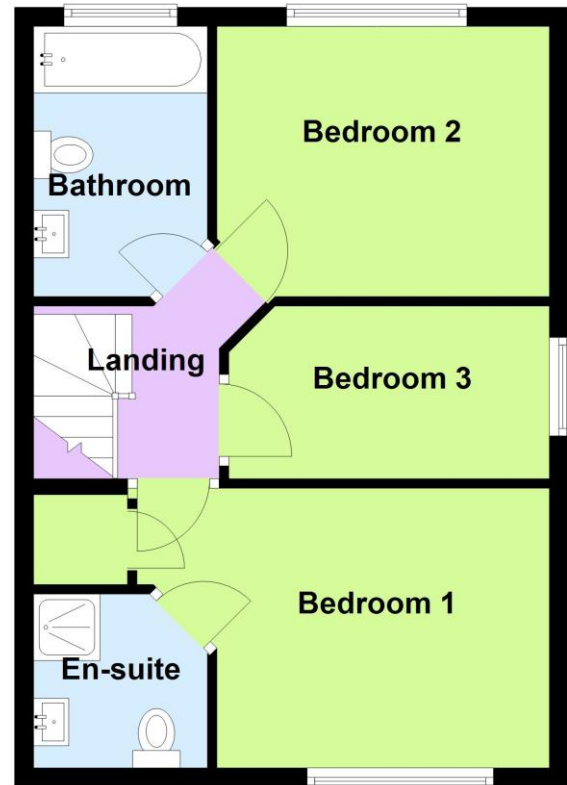
Ground Floor

Approx. 42.3 sq. metres (455.4 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.2 sq. feet)



Total area: approx. 84.7 sq. metres (911.6 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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