



3 Hartsgrove Avenue, Blackfield SO45 1WG

£425,000

paul jeffreys



3 Hartsgrove Avenue, Blackfield

A 3 BEDROOM DETACHED CHALET, SCOPE FOR MODERNISATION & EXTENSION, SITUATED ON LARGE PLOT APPROACHING 1/5TH ACRE, IN QUIET TUCKED AWAY LOCATION.

Gas central heating, double glazing. NO CHAIN.

ACCOMMODATION

Entrance lobby, hall, lounge, dining room, kitchen, conservatory, 3 bedrooms, bathroom, cloakroom

ENTRANCE LOBBY With half glazed front door with further glazed door leading to:

ENTRANCE HALL Double radiator, airing cupboard with lagged tank, telephone point, thermostat control.

LOUNGE c.3.64m x 3.64m (11'11" x 11'11"). Front aspect window, electric fire, double radiator

KITCHEN c.3.37m x 3.32m (11' x 10'10"). Range of white gloss units comprising inset single drainer sink unit with cupboards below, range of base units with cupboards & drawers with worktops above and tiled splashbacks, wall cupboards, 'Bosch' electric ceramic hob with stainless steel extractor hood over, 'Bosch' electric oven below, space & plumbing for automatic washing machine, cupboard housing 'Worcester' gas fired boiler, space for fridge/freezer, larder, double radiator, window overlooking conservatory & half glazed door leading to:

CONSERVATORY c.6.27m x 3.89m (20'7" x 12'9") (these are absolute max. measurements as this is L shaped and wraps around the kitchen). Of part brick construction with UPVC double glazed windows, door to drive and glazed double doors to rear garden.

DINING ROOM c.3.64m x 3.32m (11'11" x 10'10"). Smooth plastered ceiling, double radiator, front aspect window, staircase to first floor with open storage below.

BATHROOM Comprising panelled bath with plumbed in shower with fully tiled surround and shower screen, fully tiled walls, wash hand basin in vanity unit, WC with concealed cistern, tiled floor, radiator, smooth plastered ceiling, rear aspect window.

BEDROOM 1 c.3.34m x 3.05m (10'11" x 10'). Built in wardrobes with box cupboards, radiator, two rear aspect windows and half glazed door to rear garden.

LANDING Rear aspect window.

BEDROOM 2 c.4.42m x 3.58m (14'6" x 11'9") (max. measurements as room is odd shaped). Double radiator, built in cupboards, rear aspect window.

BEDROOM 3 c.3.59m x 2.54m (11'9" x 8'4") (max. measurements as room is odd shaped). Double radiator, access to eaves storage, rear aspect window.

CLOAKROOM White suite comprising WC, wash hand basin, rear aspect window.



OUTSIDE FRONT GARDEN: Lawned area, shingle area interspersed with mature shrubs and bushes, block paved driveway with parking for approx. 3/4 cars, which leads to **DETACHED GARAGE**. Access via wrought iron gate from driveway leading to **REAR GARDEN** measuring 44m x 17m (145' x 56') approaching 1/5th of an acre. Large paved patio, ornamental pond, covered raised pergola, lawned areas, timber shed, side store attached to opposite side of property. **LARGE TIMBER WORKSHOP** with power & light and windows.

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

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 102.9 sq. metres (1107.7 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. After passing through the centre of Blackfield, after a short way from the shopping area, Hartsgrove Avenue will be found on left, follow the road round to the left and then right and the property will be located in on the right hand side.

VIEWING STRICTLY BY APPOINTMENT

OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

PMD/HC/08.25





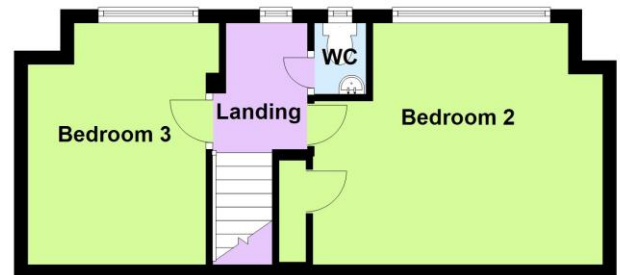
Ground Floor

Approx. 73.2 sq. metres (788.2 sq. feet)



First Floor

Approx. 29.7 sq. metres (319.4 sq. feet)



Total area: approx. 102.9 sq. metres (1107.7 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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