



38 Roewood Close, Holbury, SO45 2JT

£225,000

paul jeffreys



38 Roewood Close, Holbury

A 2 BED TERRACED HOUSE IN NEED OF COMPLETE MODERNISATION.

Gas central heating, double glazing, short drive of open forest.
NO CHAIN.

ACCOMMODATION

Entrance hall, lounge/diner, kitchen, 2 bedrooms, bathroom,
separate WC.

ENTRANCE HALL UPVC glazed front door with glazed side panel,
radiator. Door to:

LOUNGE/DINER c.6.63m x 3.66m narrowing to 2.34m (21'9" x 12'
narrowing to 7'8"). Telephone point, 2 radiators, storage cupboard,
sliding doors to rear. Door to:

KITCHEN c.3.07m x 2.90m (10'1" x 9'6"). Range of base units with
cupboards and drawers, space for automatic washing machine, cooker,
fridge and freezer, worktops, tiled splashbacks, stainless steel sink unit,
range of wall cupboards, stainless steel glazed rear door and UPVC rear
aspect window, 'Worcester' gas boiler, larder cupboard.

LANDING Airing cupboard with lagged tank and cold water tank, hatch to
loft space, door to:

BEDROOM 1 c.4.47m x 2.77m (14'8" x 9'1"). Radiator, built in
wardrobes, front aspect window.

BEDROOM 2 c.3.79m x 2.77m (12'5" x 9'1"). Radiator, telephone point,
rear aspect window.

BATHROOM Wash hand basin in vanity unit, panelled bath with electric
'Triton' shower over, glazed panel, tiled walls, rear aspect window.

SEPARATE WC WC, rear aspect window.

OUTSIDE FRONT GARDEN Mature shrubbery.

REAR GARDEN In need of severely cutting back, garden shed, patio area.

COUNCIL TAX BAND 'A' - payable 2025/26 - £1,565.47

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 72.2 sq. metres (776.9 sq. feet)
approx.

TENURE The Agents are advised this property is FREEHOLD

DIRECTIONS Leave Hythe via New Road continuing up onto Langdown
Lawn. Fork left into Fawley Road, on reaching the Hardley roundabout
proceed across to Long Lane and 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. Proceed for a short
while and take the 2nd turning on the right into Whitefield Road and then
take the 1st left into Beechwood Road and then take the 2nd turning on
the right, follow down to the end and the property will be found on the
left hand side indicated by our For Sale board.

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.

AGENT'S NOTE 1 We believe the property to be steel framed.

AGENT'S NOTE 2 The cold water tank is asbestos.

NOTE FLOOR PLAN IS FOR GUIDANCE ONLY

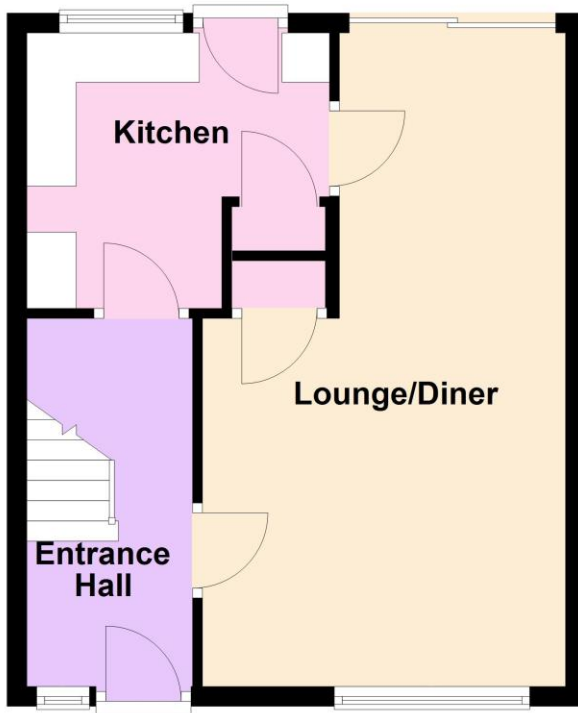
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

MJD/SW/08.25



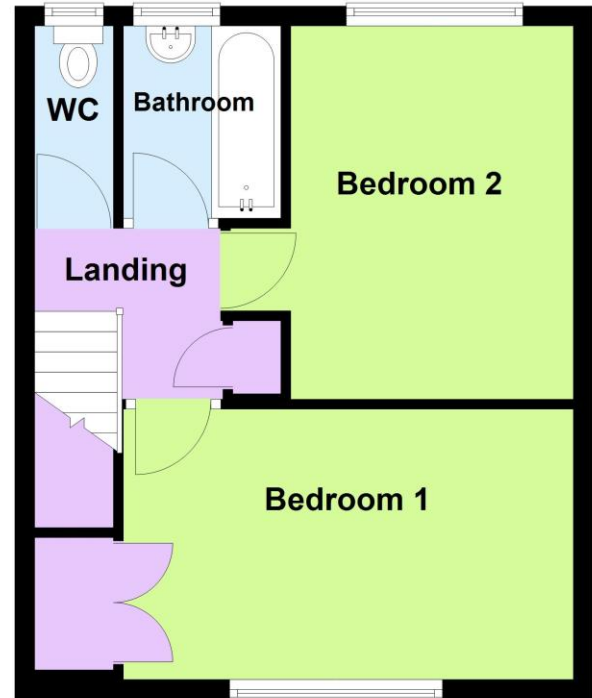
Ground Floor

Approx. 36.1 sq. metres (388.5 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.5 sq. feet)



Total area: approx. 72.2 sq. metres (776.9 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.

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