



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  
4<sup>th</sup> 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 2<sup>nd</sup> turning on the right into Whitefield Road and then  
take the 1<sup>st</sup> left into Beechwood Road and then take the 2<sup>nd</sup> 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.

AGENTS NOTE We believe the property to be steel framed.

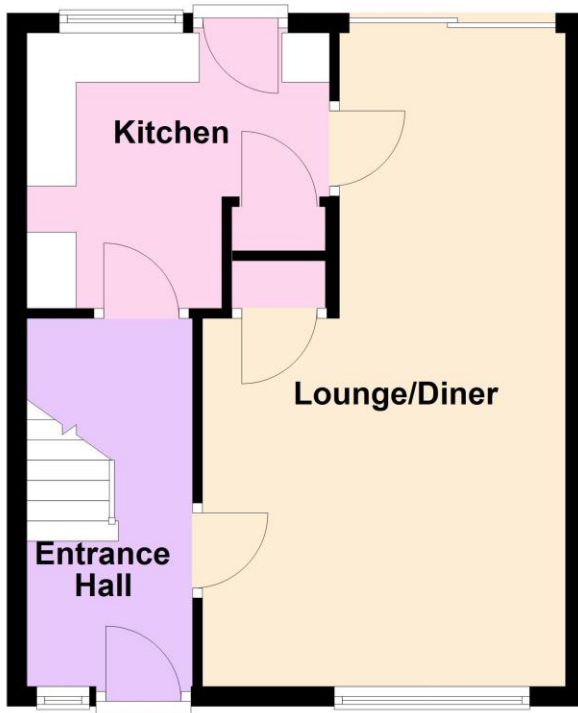
NOTE FLOOR PLAN IS FOR GUIDANCE ONLY

VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK



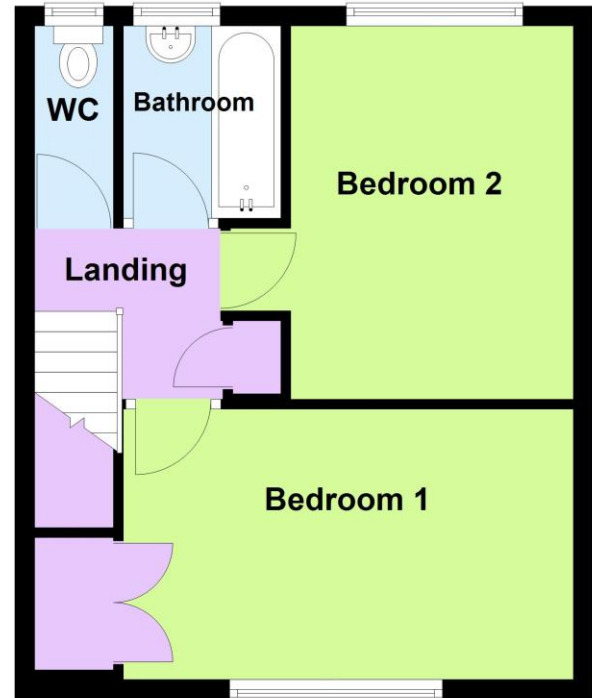
## Ground Floor

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.

independent estate agents

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**Open 7 Days**

 Paul Jeffreys Estate Agents

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