



9a Beechwood Road, Holbury SO45 2JD

£215,000

paul jeffreys



9a Beechwood Road, Holbury

A 2 BEDROOM END OF TERRACE HOUSE

Gas central heating, UPVC double glazed windows & doors, attractive garden with studio, off-road parking*

ACCOMMODATION

Entrance hall, lounge, kitchen, 2 bedrooms, bathroom

ENTRANCE HALL Half glazed UPVC front door, wood laminate flooring, smooth plastered ceiling, staircase.

LOUNGE c.3.14m x 2.93m (10'3" x 9'7"). Radiator, TV point, glazed double doors to front of property.

KITCHEN c.3.14m x 2.07m (10'3" x 6'9"). Comprising stainless steel single drainer 1.5 bowl sink unit with cupboard below and space & plumbing for automatic washing machine, one base unit, one drawer unit with worktops above, tiled splashbacks. 'Cooke & Lewis' electric ceramic hob with stainless steel extractor hood over and 'Diplomat' electric oven below, wood laminate flooring, radiator, 'Worcester' gas fired combination boiler, smooth plastered ceiling, rear aspect window and half glazed door leading to rear garden.

LANDING Side aspect window, hatch to loft space.

BEDROOM 1 c.3.14m x 2.93m (10'3" x 9'7"). Radiator, front aspect window.

BEDROOM 2 c.3.14m x 1.63m (10'3" x 5'4"). Radiator, rear aspect window.

BATHROOM White suite comprising panelled bath with plumbed in shower, WC, wash hand basin, shaver socket, extractor fan, chrome heated towel rail, fully tiled walls & floor.

OUTSIDE FRONT GARDEN: Having been laid with tarmac, giving parking space for two vehicles. *NB Access to the parking is across Council

owned land, which leads to a block of garages. The one closest to the property is in fact rented by the Vendors of this property. Direct access could be provided from the highway by getting the kerb dropped. Therefore, we cannot clarify whether or not there is full right of access across the Council land to the parking area for the property. Pedestrian gate leading to: **REAR GARDEN:** Decked area, shingle area, which leads to a **STUDIO** c.3.90m x 2.25m (12'9" x 7'4"). Of timber construction, being fully lined with power & light and glazed double doors leading to the garden. NB The side pedestrian access is shared with two other properties in the terrace, there is a pathway beyond the rear boundary serving these two properties.

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

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 41.7 sq. metres(448.4 sq. feet) approx.

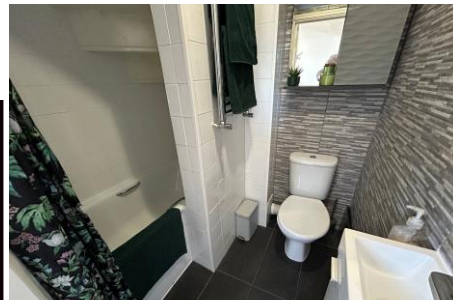
TENURE The Agents are advised this property is FREEHOLD

DIRECTIONS Leave Hythe via New Road and Langdown Lawn forking left into Fawley Road just before Hythe Hospital and continue to the Hardley roundabout. Proceed across into Long Lane, take 4th turning right into Waltons Avenue and continue to the staggered junction. Turn left into Renda Road and 1st right into Whitefield Road and 1st left into Beechwood Road with the property on the left, 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.

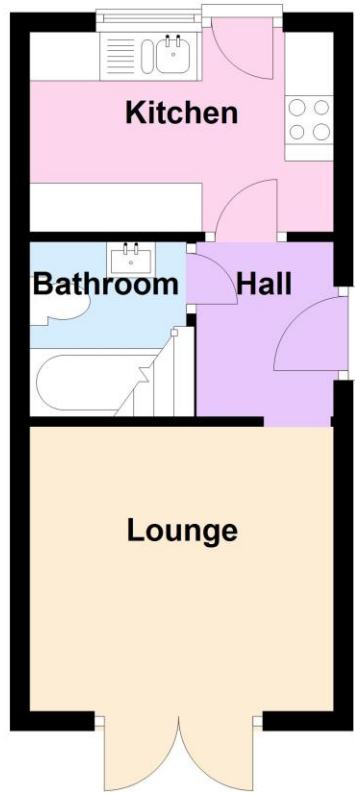
NOTE FLOOR PLAN IS FOR GUIDANCE ONLY

VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK



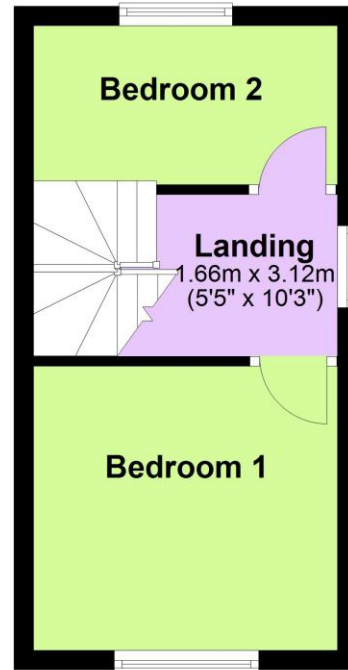
Ground Floor

Approx. 21.7 sq. metres (233.6 sq. feet)



First Floor

Approx. 20.0 sq. metres (214.8 sq. feet)



Total area: approx. 41.7 sq. metres (448.4 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

023 8084 8555

sales@pauljeffreys.co.uk

pauljeffreys.co.uk

zoopla.co.uk

rightmove.co.uk
The UK's number one property website

paul jeffreys

Sales | lettings | land

Open 7 Days

 Paul Jeffreys Estate Agents

 @pauljeffreys92