



56 Studley Avenue, Holbury SO45 2PP

£289,950

paul jeffreys



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AN IMPROVED 3 BEDROOM MID-TERRACE HOUSE WITH STUDY/BEDROOM 4 & UTILITY ROOM

Gas central heating with replacement boiler, replacement UPVC double glazed windows, replacement front door, plastic fascias/soffits/gutters, off-road parking for two cars. Vendors suited.

ACCOMMODATION

Entrance lobby, lounge/diner, kitchen, study/bedroom 4, utility room, 3 bedrooms, shower room, separate WC

ENTRANCE LOBBY Part glazed replacement composite front door, built in cupboards housing 'Ideal' gas fired combination boiler, part glazed door to:

LOUNGE/DINER c.6.97m x 3.28m (22'10" x 10'9"). Two radiators both with covers, front aspect window, rear aspect sliding patio door, stairs in recess, doors to utility room and to:

KITCHEN c.2.85m x 2.63m (9'4" x 8'7" min. measurements as room is L shaped). Having been refitted comprising acrylic 1.5 bowl single drainer sink unit with one cupboard below and adjoining worktop with space & plumbing for slimline dishwasher below, range of base units with cupboards & drawers with worktops above & tiled splashbacks, range of wall cupboards, 'Beko' 7 burner with 2 ovens range cooker with stainless steel splashback & stainless steel hood over. Understairs cupboard, radiator, rear aspect window and glazed door to rear garden.

UTILITY ROOM c.2.22m x 1.98m (7'3" x 6'6"). Ample space for appliances including plumbing for automatic washing machine, space for American style fridge/freezer etc., part glazed door to:

STUDY/BEDROOM 4 c.3.34m x 2.22m (10'11" x 7'3"). Wood laminate flooring, smooth plastered ceiling, radiator, front aspect window.

LANDING Hatch to loft space, large built in storage cupboard.

BEDROOM 1 c.3.49m x 3.02m (11'5" x 9'10"). Radiator, front aspect window.

BEDROOM 2 c.3.37m x 3.42m (11'1" x 11'2" max.) Radiator, rear aspect window.

BEDROOM 3 c.2.80m x 2.06m (9'2" x 6'9"). Radiator, front aspect window.

SHOWER ROOM Comprising large shower cubicle, which is near fully tiled, with 'Triton' shower, wash hand basin in vanity unit, extractor fan, radiator, rear aspect window.

SEPARATE WC WC with tiled splashbacks, rear aspect window.

OUTSIDE

FRONT GARDEN Being laid with block paving with parking for 2 cars side by side.

REAR GARDEN Full width paved patio leading to artificial lawned area, canopy over area suitable for hot tub, timber shed with power & light. Outside tap. The garden is fully fenced.



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

EPC RATING 'B'.

GROSS SQUARE MEASUREMENTS 95.2 sq. metres (1,024.7 sq. feet) approx.

TENURE The agents are advised this property is FREEHOLD.

AGENT'S NOTE There are solar panels on the roof, which provide electricity for the property. We understand that there is a storage battery located in the loft. The solar panels are leased, for a term of 25 years from approximately 2011.

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 Langdown Lawn forking left into Fawley Road. On reaching the Hardley roundabout take 2nd exit into Long Lane and 3rd right into Holbury Drove and after passing the shopping precinct on the left, Studley Avenue will be found on the left hand side. Follow this along and round the right hand bend and the property will be found 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

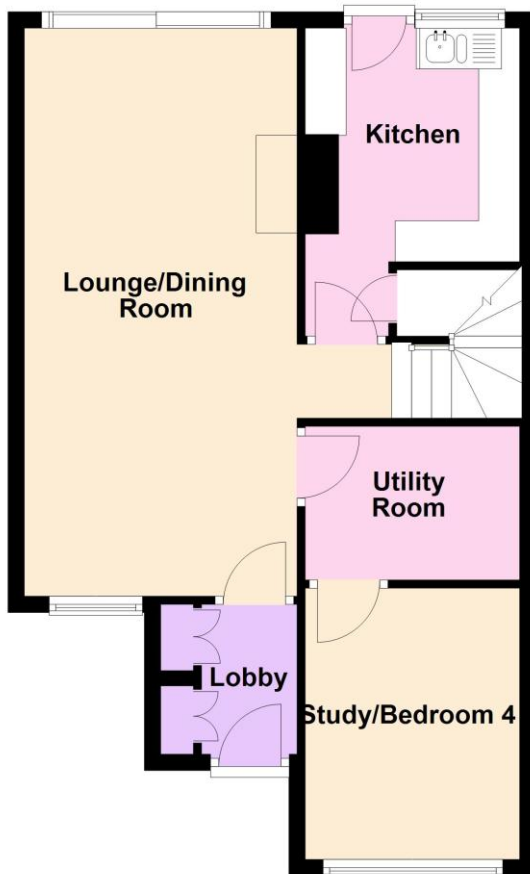
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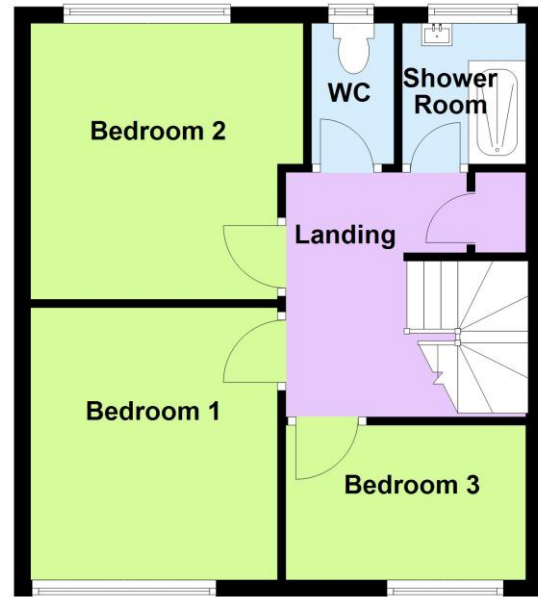
Ground Floor

Approx. 53.9 sq. metres (580.7 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.1 sq. feet)



Total area: approx. 95.2 sq. metres (1024.7 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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