



39 Springfield Avenue, Holbury SO45 2LN

£349,950

paul jeffreys



A SPACIOUS 3 BEDROOM DETACHED BUNGALOW IN NEED OF COMPLETE MODERNISATION & IMPROVEMENT, SITTING ON A LARGE PLOT WITH AMPLE PARKING & GARAGE.  
Modern boiler, UPVC double glazed windows and doors.  
NO CHAIN.

## ACCOMMODATION

Entrance hall, lounge/dining room, kitchen, conservatory, 3 bedrooms, bathroom

ENTRANCE HALL Hatch to loft space, radiator.

LOUNGE/DINING ROOM c.7.31m x 3.54m (24' x 11'7"). Three radiators, gas fire (not working), sliding patio door and glazed side panels to conservatory and door to:

KITCHEN c.3.37m x 2.24m (10'11" x 7'4"). Comprising inset single drainer sink unit with cupboards below and plumbing for automatic washing machine, range of base units with cupboards and drawers with worktops above and tiled splashbacks, range of wall cupboards, rear and front aspect windows, glazed door to carport.

BEDROOM 1 c.3.55m x 3.37m (11'8" x 11' including wardrobes). Bank of fitted wardrobes, one housing 'Atag' gas fired boiler, radiator, front aspect bay window.

BEDROOM 2 c.3.55m x 3.37m (11'8" x 11'). Bank of fitted wardrobes, radiator, front aspect bay window.

BEDROOM 3 c.3.34m x 2.75m (10'11" x 9'). Radiator, rear aspect window, (no door from hall).



BATHROOM White suite comprising panelled bath with electric shower, pedestal wash hand basin, WC, fully tiled walls, radiator, rear aspect window.

CONSERVATORY c.4.94m x 2.36m (16'2" x 7'8"). Of UPVC double glazed construction with glazed double doors leading to rear garden.

## OUTSIDE

FRONT GARDEN With ample parking facilities and small lawned area, double gates leading to CARPORT, which in turn leads to LARGE GARAGE, which is somewhat dilapidated, gate from carport leading to:

REAR GARDEN Of good length but is completely overgrown with one shed and one dilapidated shed.

COUNCIL TAX BAND 'D' – payable 2025/26 - £2,348.21.

EPC RATING 'tbc'.

GROSS SQUARE MEASUREMENTS 91.4 sq. metres  
(983.8 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 2<sup>nd</sup> exit into Long Lane and continue along, taking 4<sup>th</sup> turning right into Waltons Avenue. Take 1<sup>st</sup> turning left into Springfield Avenue and the property will be found approx. ¾ of the way down on the left hand side.

VIEWING STRICTLY BY APPOINTMENT

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

PMD/HC/01.26





### Ground Floor

Approx. 91.4 sq. metres (983.8 sq. feet)



Total area: approx. 91.4 sq. metres (983.8 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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