



Ivor Close, Holbury SO45 2NY

£369,950

paul jeffreys



Ivor Close, Holbury

AN EXTENDED 3 BED DETACHED BUNGALOW IN A POPULAR AREA OF HOLBURY

Gas central heating, double glazing, good size garden,
driveway with ample parking leading to garage.
NO CHAIN.

ACCOMMODATION

Entrance hall, lounge, dining room, kitchen,
3 bedrooms, bathroom, separate WC

ENTRANCE HALL UPVC glazed front door leading to
wooden glazed door, radiator, two storage cupboards.

DINING ROOM c.5.31m x 3.15m (17'5" x 10'4"). Small
radiator, side aspect window, opening to:

LOUNGE c.5.23m x 3.58m (17'2" x 11'9"). Radiator,
electric fire with surround, UPVC glazed door to rear with
glazed side panels, side aspect window, sliding door to:

KITCHEN c.5.79m x 2.67m (19' x 8'9"). Range of base
units with cupboards and drawers, oven and grill with
electric hob, space for appliances, worktops, stainless
steel sink unit, tiled splashbacks, range of wall cupboards,
cupboard housing 'Atag' combination boiler, side and rear
aspect windows, UPVC glazed door to rear.

BEDROOM 1 c.4.29m x 3.18m (14'1" x 10'5"). Built in
cupboards, wardrobes and drawers, radiator, front aspect
window.

BEDROOM 2 c.3.15m x 2.67m (10'4" x 8'9"). Radiator,
built in wardrobe, front aspect window.

BEDROOM 3 c.2.67m x 1.93m (8'9" x 6'4"). Radiator, built
in cupboard and drawers, side aspect window.

BATHROOM Panelled bath with plumbed in shower over,
wash hand basin in vanity unit, fully tiled walls, hatch to loft
space, side aspect window.

SEPARATE WC WC, side aspect window.

OUTSIDE

FRONT GARDEN Concrete driveway with ample parking
leading to garage with up and over door, shrub beds with
mature shrubbery.

REAR GARDEN Laid to lawn, mature shrubbery, small patio
area, greenhouse, outside tap.



COUNCIL TAX BAND 'D' – payable 2025/26 - £2,178.90.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 99.2 sq. metres (1,067.8 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.

VIEWING STRICTLY BY APPOINTMENT

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

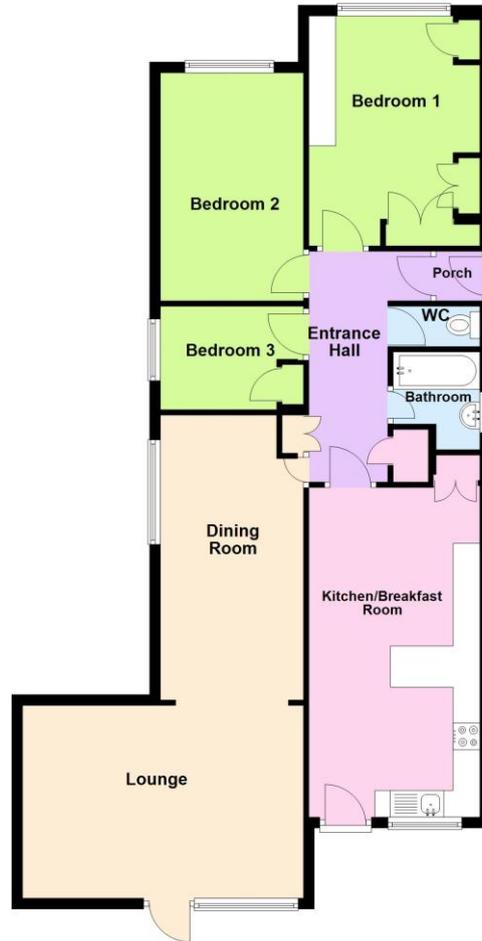
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Ground Floor

Approx. 99.2 sq. metres (1067.8 sq. feet)



Total area: approx. 99.2 sq. metres (1067.8 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.

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