



6 Westcot Road, Holbury, SO45 2FB

£249,950

paul jeffreys



6 Westcot Road, Holbury

A 2 BED SEMI DETACHED HOUSE, CLOSE TO THE NEW FOREST. Gas central heating, double glazed windows and door, driveway, skimmed ceilings throughout, garage and parking. NO CHAIN.

ACCOMMODATION

Hall, lounge, kitchen, 2 bedrooms, bathroom.

ENTRANCE HALL Staircase, radiator, telephone point, understairs cupboard.

LOUNGE c.4.33m x 3.83m (14'2" x 12'6"). Radiator, side aspect window, laminate flooring, wide double glazed sliding patio doors, (recently replaced) leading to garden.

KITCHEN c.3.17m x 2.06m (10'5" x 6'9"). Range of units comprising one and half inset stainless steel sink unit with cupboards below and space and plumbing for washing machine and further adjoining worktop with space for freestanding oven, front aspect window, cupboards and drawers, part tiled walls, tiled floor, 'Ideal Atlantic' combination boiler, extractor hood.

LANDING Hatch to loft space, radiator.

BEDROOM 1 c.3.83m x 2.89m (12'6" x 9'6"). Radiator, rear aspect window.

BEDROOM 2 c.2.86m x 2.54m (9'4" x 8'4"). Radiator, front aspect window.

BATHROOM Fully tiled with panelled bath with mixer tap shower attachment, shower screen, WC, pedestal wash hand basin, chrome heated towel rail, extractor fan, side aspect window.

FRONT GARDEN Laid with block pavier, parking for 1 car, pedestrian gate leading to:

REAR GARDEN Laid to lawn with flower bed, tap, shed, fully fenced, part of the fence can be removed to provide vehicular access to garden if required, **GARAGE** Larger than standard, up and over door, power and light, double glazed door and glazed side panel to rear garden with potential to convert to office etc.

COUNCIL TAX BAND 'B' - payable 2026/27 - £1,914.93

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 57.6 sq. metres (620 sq. feet) approx.

TENURE The Agents are advised this property is FREEHOLD

AGENTS NOTE The access to the garage is shared with 3 other properties. The ownership of this is not known.

DIRECTIONS Leave Hythe via New Road and Langdown Lawn forking left into Fawley Road just before Hythe Hospital. On reaching the Hardley roundabout proceed across to Long Lane, after passing through Holbury turn right at the Boots exit onto Holbury Drove, follow the road down onto Foxcroft then take the last right into Westcot Road and the property will be found on the right hand side.

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

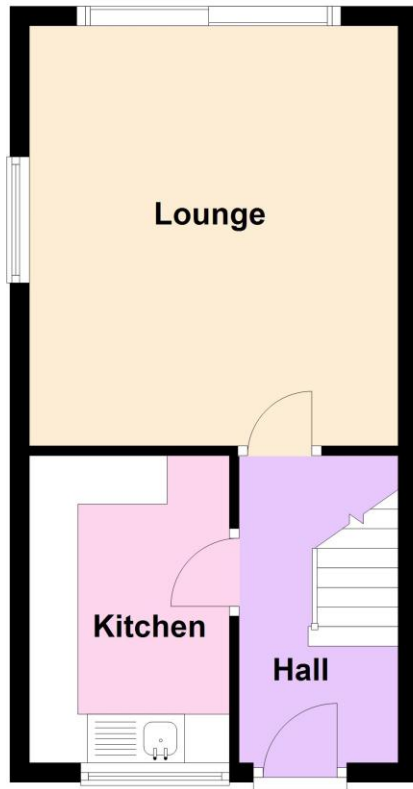
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

YH/SW/03.26



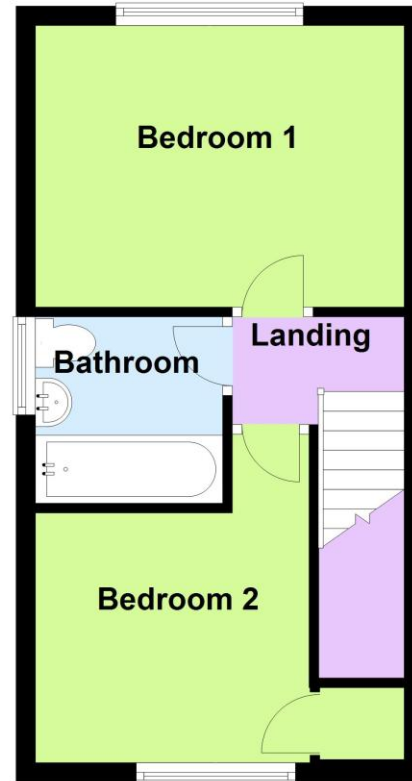
Ground Floor

Approx. 28.8 sq. metres (310.4 sq. feet)



First Floor

Approx. 28.8 sq. metres (310.4 sq. feet)



Total area: approx. 57.7 sq. metres (620.7 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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