



17 Greenfields Avenue, Totton SO40 3LU

£429,950

paul jeffreys



AN ATTRACTIVE 4 BEDROOM DETACHED HOUSE
IN NEED OF COMPLETE MODERNISATION
Recently installed combination boiler, double glazing,
driveway & garage, attractive garden

ACCOMMODATION

Entrance porch, entrance hall, lounge/diner, kitchen, utility
room, cloakroom, conservatory, 4 bedrooms, bathroom

ENTRANCE PORCH UPVC glazed front door, glazed side aspect
window, UPVC glazed door to:

ENTRANCE HALL Radiator, understairs cupboards, door to:

LOUNGE/DINER c.7.83m x 3.84m narrowing to 2.62m (25'8" x
12'7" narrowing to 8'7"). Three radiators, telephone point, TV
point, gas fire with surround, door to:

CONSERVATORY c.2.87m x 2.31m (9'5" x 7'7"). Of UPVC
construction, double doors to rear.

KITCHEN c.3.13m x 2.87m (10'3" x 9'5"). Range of base units
with cupboards & drawers, space for appliances, worktops,
stainless steel sink unit, tiled splashbacks, range of wall
cupboards, tiled flooring, recently installed 'Worcester' gas
combination boiler, storage cupboard, door to:

UTILITY ROOM c.4.32m narrowing to 3.35m x 2.29m (14'2"
narrowing to 11' x 7'6"). Plumbing for automatic washing
machine, UPVC doors to rear, door to:

CLOAKROOM WC, wash hand basin.

LANDING Storage cupboard, hatch to loft space, door to:

BEDROOM 1 c.3.86m x 3.28m (12'8" x 10'9"). Radiator,
wardrobes, front aspect window.

BEDROOM 2 c.3.28m x 3.13m (10'9" x 10'3"). Radiator, built in
cupboards, rear aspect window.

BEDROOM 3 c.4.47m x 2.31m (14'8" x 7'7"). Radiator, front
aspect window.

BEDROOM 4 c.2.34m x 1.96m (7'8" x 6'5"). Radiator, front
aspect window.

BATHROOM WC, pedestal wash hand basin, panelled bath,
shower cubicle with glazed doors and electric shower over,
radiator, side and rear aspect windows.

OUTSIDE

FRONT GARDEN Small brick wall surrounding, laid to lawn area,
block paved driveway with parking for two cars, leading to garage
with up-and-over door with power & light, side access to:

REAR GARDEN Greenhouse, garden shed, laid to lawn, small
patio area, mature shrubbery.



COUNCIL TAX BAND 'E' – payable 2026/27 - £3,027.66.

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 128.8 sq. metres (1,386.3 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 From the centre of Totton continue up through Salisbury Road, continue for a short while and when passing the church on the right hand side, take next right into Testwood Lane and 2nd left into Greenfields Avenue, where the property will be found a short way on the left hand side.

VIEWING STRICTLY BY APPOINTMENT

OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 2.00pm

MJD/HC/05.26





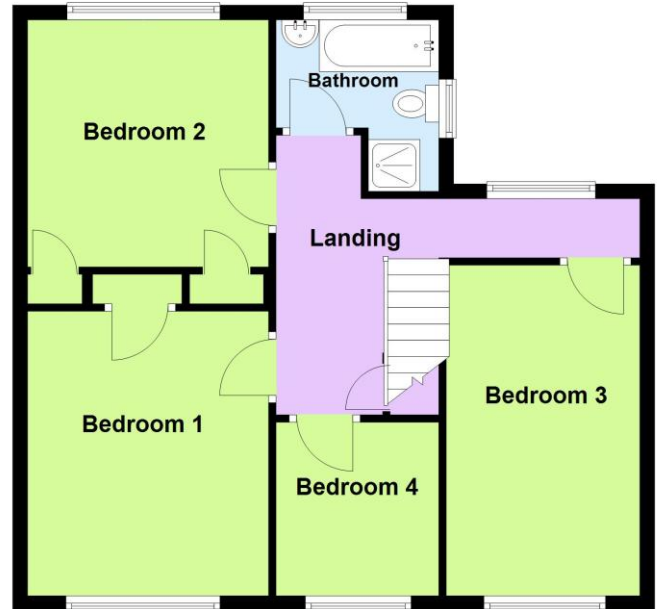
Ground Floor

Approx. 70.7 sq. metres (760.7 sq. feet)



First Floor

Approx. 58.1 sq. metres (625.5 sq. feet)



Total area: approx. 128.8 sq. metres (1386.3 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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