



5 School Road, Fawley, SO45 1EA

£287,500

paul jeffreys



5 School Road, Fawley

A SEMI-DETACHED HOUSE ORIGINALLY BUILT AS 3 BEDROOMS BUT CURRENTLY ARRANGED AS 2 BEDROOMS WITH LOFT CONVERSION (NO P.P)

UPVC double glazed windows and doors, refitted kitchen, attractive gardens, off road parking, electric heating. NO CHAIN.

ACCOMMODATION

Entrance hall, cloakroom, lounge, separate dining room, refitted kitchen, utility room, 2 bedrooms, loft room.

ENTRANCE HALL With part glazed UPVC front door, side aspect window, electric heater, stairs with small cupboard below.

CLOAKROOM White suite comprising close coupled WC, wash hand basin, electric panel heater, window to utility room.

LOUNGE c.3.89m x 3.81m (12'9" x 12'6"). Front aspect window, smooth plastered coved ceiling, fireplace with electric fire, TV shelf and built in cupboard, glazed door to:

DINING ROOM c.4.80m x 2.49m (15'9" x 8'2"). Rear aspect window, electric panel heater, smooth plastered ceiling, wall lights, half glazed door to rear garden, door to:

KITCHEN c.3.13m x 3.07m(10'3" x 10'1" max measurement as room is 'L' shaped). Having recently been refitted with range of gloss units comprising inset stainless steel single drainer sink unit with cupboards and drawers below, adjoining worktop with plumbing for dishwasher, base units with cupboards and drawers with worktops above and tiled splashbacks, range of wall cupboards, integrated 'Belling' microwave with cupboards above and below and adjoining cupboard, pine clad ceiling, electric heater, rear aspect window, part glazed door to:

UTILITY ROOM c.2.36m x 2.03m (7'9" x 6'8"). Comprising stainless steel single drainer sink unit with cupboards below and adjoining worktop with space and plumbing for automatic washing machine, tiled splashbacks, wall cupboards, half glazed UPVC door to front of property and half glazed UPVC door and window to rear garden. NOTE: this room is of single skin construction.

LANDING Side aspect window, electric panel heater, airing cupboard with lagged tank and emersion.

BEDROOM 1 7.24m x 2.87m (23'9" x 9'5"). Front and rear aspect windows, 2 electric panel heaters, 2 double wardrobes, shower cubicle with 'Mira jump' shower, pedestal wash hand basin, extractor fan. **NOTE: this room was formally 2 separate bedrooms and could be reinstated as such if required.**

BEDROOM 2 c.3.99m x 2.46m (13'1" X 8'1" max measurements as room has the staircase in it.). Front aspect window, electric panel heater, staircase to loft room.

BATHROOM White suite with part half tiled walls, comprising panelled bath, pedestal wash hand basin, WC, electric panel heater and chrome heated towel rail, pine clad ceiling, rear aspect window.

LOFT ROOM c.3.66m x 2.84m (12' x 9'4" max measurements as room has skilling ceilings). Access to eaves storage, side aspect window, electric panel heater, doorway to further room c.3.53m x 1.91m (11'7" x 6'3) rear aspect Velux window, built in cupboard. **NOTE: the above room when converted does not have building regulations, approval or planning permission and therefore this cannot be classed as a habitable room.**



OUTSIDE

FRONT GARDEN: Flower and shrub beds, mature tree, bordered to the front boundary by brick wall, offroad parking space for 1 car.

REAR GARDEN: Attractively laid out with paved patio with tap, lawned area, well stocked flower and shrub beds, hexagonal greenhouse, large timber shed.

COUNCIL TAX BAND 'C' – payable 2026/27 - £2,188.49

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 97.3 sq. metres (1046.7 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 on Langdown Lawn. Before Hythe hospital, fork left into Fawley Road continue to the Hardley roundabout. Take the second exit into Long Lane and proceed through Holbury and on reaching the mini roundabout fork left signposted Fawley and Calshot and after some way take the second turning on the left hand side into School Road and follow this along and the property will be found on the right hand side.

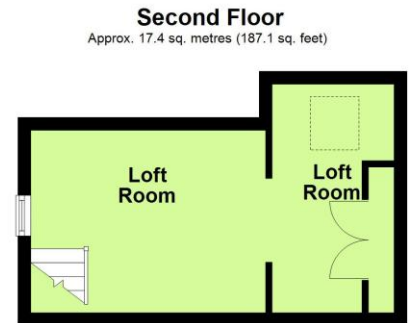
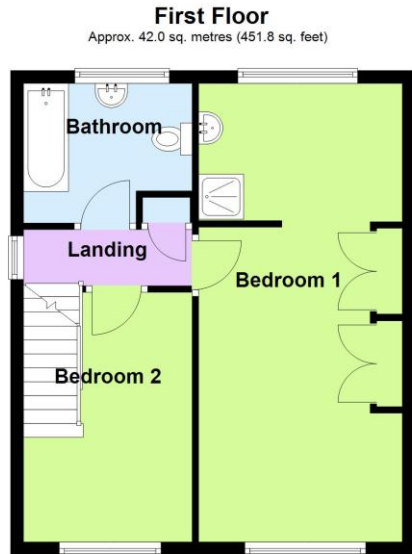
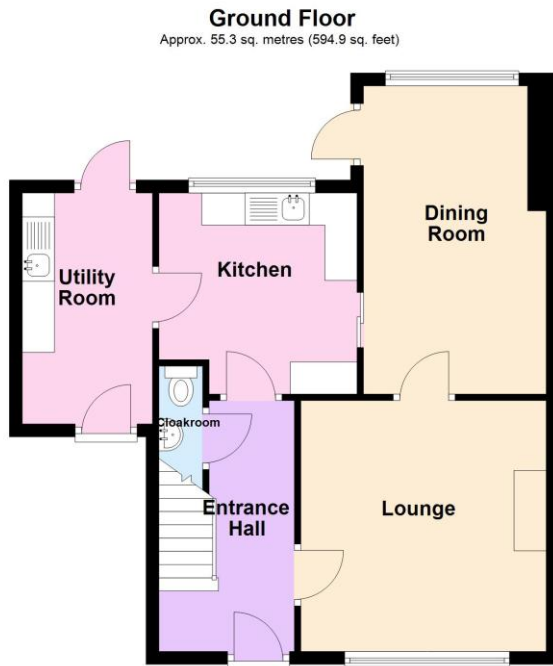
VIEWING STRICTLY BY APPOINTMENT

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

PMD/SW/06.26







Total area: approx. 114.6 sq. metres (1233.8 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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