



18 Ivor Close, Holbury, SO45 2NY

£324,950

paul jeffreys



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AN IMPROVED, EXTENDED 2 BEDROOM DETACHED BUNGALOW ON GOOD SIZED PLOT WITH AMPLE PARKING AND GARAGE.

Gas central heating, UPVC double glazed windows and doors, some smooth plastered ceilings.
NO CHAIN.

ACCOMMODATION

Entrance hall, lounge, conservatory, kitchen/breakfast room, 2 double bedrooms, shower room.

ENTRANCE HALL Part glazed UPVC front door, double radiator, smooth plastered coved ceiling, airing cupboard with lagged tank, thermostat control.

LOUNGE c.4.80m x 3.90m (15'10" x 10'5"). Double radiator, 2 side aspect windows and glazed double doors with glazed side panels leading to:

CONSERVATORY c.3.02m x 2.94m (9'11" x 9'7"). Of part brick cavity construction with UPVC double glazed windows and glazed double doors leading to rear garden, glass roof with built in blinds, tiled floor.

KITCHEN/BREAKFAST ROOM c.5.77m x 2.81m (18'11" x 9'6"). Having been refitted with range of white fronted units comprising stainless steel single drainer one and half bowl sink unit with one cupboard below and space and plumbing for automatic washing machine, range of base units with cupboards and drawers with worktops above and tiled splashbacks, integrated fridge below worktop, range of wall cupboards, 'Hotpoint' gas hob with extractor hood above, 'Hotpoint' electric oven with cupboard above and drawers below, larder, further cupboard housing 'Atag' gas fired boiler, smooth plastered ceiling, window to

conservatory and rear and side aspect windows and part glazed door leading to drive.

BEDROOM 1 c.2.80m x 3.20m (12'6" x 10'4"). Double radiator, large built in double wardrobe with sliding doors, front aspect window.

BEDROOM 2 c.3.20m x 2.80m (10'4" x 9'3" measurements exclude walk in bay). Walk in front aspect bay window, double radiator.

SHOWER ROOM Modern white suite comprising WC, pedestal wash hand basin, fully tiled large shower cubicle with plumbed in shower, fully tiled walls and tiled floor, radiator, medicine cabinet, hatch to loft space, side aspect window.

OUTSIDE

FRONT GARDEN Bordered to the front boundary by brick wall. The front garden is predominately laid with block paving and has parking for approximately 3 cars, not including the driveway which is block paved leading to detached GARAGE with power and light and personal door to rear garden. There is a gate from the drive leading to the:

REAR GARDEN which is of good length with paved patio, large lawned area, astro turf area, external power point and tap, further paved area, timber shed and small steel shed.



COUNCIL TAX BAND 'D' – payable 2026/27 - £2,462.05

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 85.8 sq. metres (924 sq. feet) approx.

TENURE The agents are advised this property is FREEHOLD.

AGENTS NOTE The sale of the property is subject to the granting of probate.

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 Langdown Lawn forking left into Fawley Road and continue to the Hardley roundabout. Proceed across into Long Lane and then take the second turning on the right hand side (Southbourne Avenue) and Ivor Close will be found as the first turning on the left hand side. Proceed to the 'T', turn left and the property will be found a short way along on the ride hand side.

VIEWING STRICTLY BY APPOINTMENT

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

PMD/SW/09.26





Ground Floor
Approx. 85.8 sq. metres (924.0 sq. feet)



Total area: approx. 85.8 sq. metres (924.0 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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