



9 Bower Close, Holbury SO45 2PR

£285,000

paul jeffreys



AN ATTRACTIVE 3 BEDROOM MID-TERRACE HOUSE
WITH GARAGE IN BLOCK

Gas central heating, double glazing, good sized garden,
short drive of open forest

ACCOMMODATION

Entrance hall, lounge, dining room, kitchen,
3 bedrooms, shower room

ENTRANCE HALL UPVC glazed front door, radiator, meter
cupboard, door to:

LOUNGE c.4.62m x 3.35m (15'2" x 11'). Radiator, TV
point, front aspect window, opening to:

DINING ROOM c.3.38m x 2.98m (11'1" x 9'9"). Radiator,
UPVC glazed double doors to garden, understairs
cupboard, door to:

KITCHEN c.3.40m x 2.56m (11'2" x 8'5"). Range of base
units with cupboards and drawers, gas hob & oven, space
for appliances, 1.5 bowl sink unit, worktops, tiled
splashbacks, range of wall cupboards, UPVC glazed door
to rear with rear aspect window & side panel.

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

BEDROOM 1 c.3.42m x 3.09m (11'3" x 10'2"). Radiator,
rear aspect window.

BEDROOM 2 c.3.35m x 3.04m (11' x 10'). Radiator, front
aspect window.

BEDROOM 3 c.2.46m x 2.20m (8'1" x 7'3"). Front aspect
window.

SHOWER ROOM WC, wash hand basin in vanity unit,
chrome heated towel rail, fully tiled walls, shower cubicle
with plumbed in shower over, recessed downlighters, two
rear aspect windows.

OUTSIDE

FRONT GARDEN Mainly laid to lawn.

REAR GARDEN Patio, mainly laid to lawn, gated access
through rear leading to garage in block.



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

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 80.4 sq. metres (865.2 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 onto Langdown Lawn. Fork left into Fawley Road just before Hythe Hospital and on reaching the Hardley roundabout take 2nd exit into Long Lane and pass through Holbury. Turn right at 'Boots' the chemist into Holbury Drove, follow for a short while and take 3rd left into Deepdene Close and 2nd left into Bower Close, continue to the end and walk through the small walkway where the property will be found as the 3rd one 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

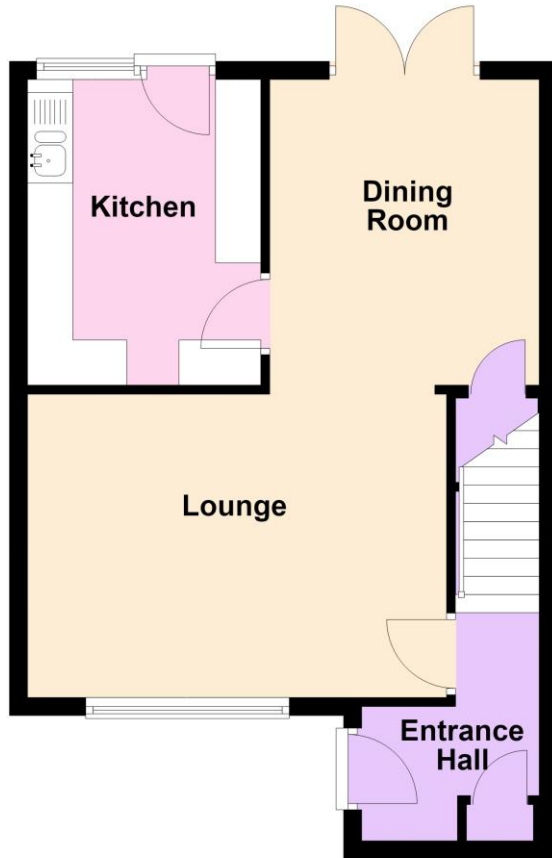
MJD/HC/10.26





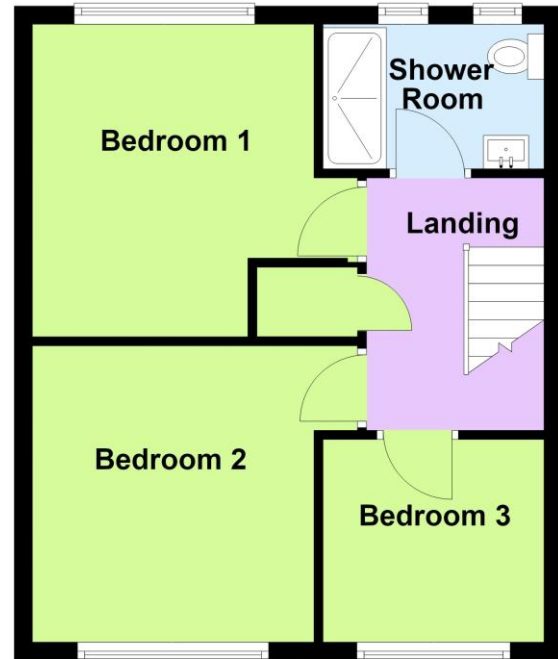
Ground Floor

Approx. 41.7 sq. metres (449.3 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.9 sq. feet)



Total area: approx. 80.4 sq. metres (865.2 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.

independent estate agents

023 8084 8555

sales@pauljeffreys.co.uk

pauljeffreys.co.uk

zoopla.co.uk

rightmove.co.uk
The UK's number one property website

paul jeffreys

Sales | lettings | land

Open 7 Days

 Paul Jeffreys Estate Agents

 @pauljeffreys92