

HUNTERS®

HERE TO GET *you* THERE



Old School Close

Butlocks Heath, SO31 5QJ

Offers In Excess Of £280,000



Council Tax: C



3 Old School Close

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FRONT GARDEN

Mainly laid to lawn with pathway to front door.

ENTRANCE HALL

Radiator, tiled flooring, stairs to first floor, door to:

LIVING ROOM

24'3" x 9'7" (7.39 x 2.92)

Double glazed window to front aspect, two radiators, wooden flooring, T.V point, double glazed french double doors to garden, door to under stairs storage cupboard, open plan to:

KITCHEN

9'4" x 6'3" (2.84 x 1.90)

Fitted with a matching range of base and eye level units and drawers with worktop space over, 1+1/2 bowl sink ceramic sink with single drainer and stainless steel swan neck mixer tap, plumbing for slim line dishwasher and washing machine, space for fridge/freezer, cooker oven with pull out extractor hood over, concealed wall mounted gas boiler, double glazed window to rear aspect, tiled flooring, coving to ceiling with recessed ceiling spotlights.

LANDING

Fitted carpet, coving to ceiling, access to loft hatch, door to airing cupboard housing hot water tank and linen shelving, door to:

MASTER BEDROOM

12'4" x 9'4" max (3.76 x 2.84 max)

Double glazed window to rear aspect, radiator, fitted carpet, coving to ceiling, door to storage cupboard with hanging space.

BEDROOM 2

9'6" x 5'11" (2.90 x 1.80)

Double glazed window to front aspect, radiator, fitted carpet, coving to ceiling, door to storage cupboard with hanging space.

BEDROOM 3

8'4" x 6'7" (2.54 x 2.01)

Double glazed window to front, radiator, fitted carpet, coving to ceiling.

BATHROOM

Fitted with three piece suite comprising panelled bath with shower over and glass screen, wall mounted wash hand basin with cupboards under, low-level WC, heated towel rail, vinyl flooring, coving to ceiling.

REAR GARDEN

Southerly aspect facing rear garden, enclosed by wooden panelled fence to rear and sides, timber decking seating area, mainly laid to lawn with flower and shrub borders and gravelled path leading to, garden shed with power and light connected.



Road Map



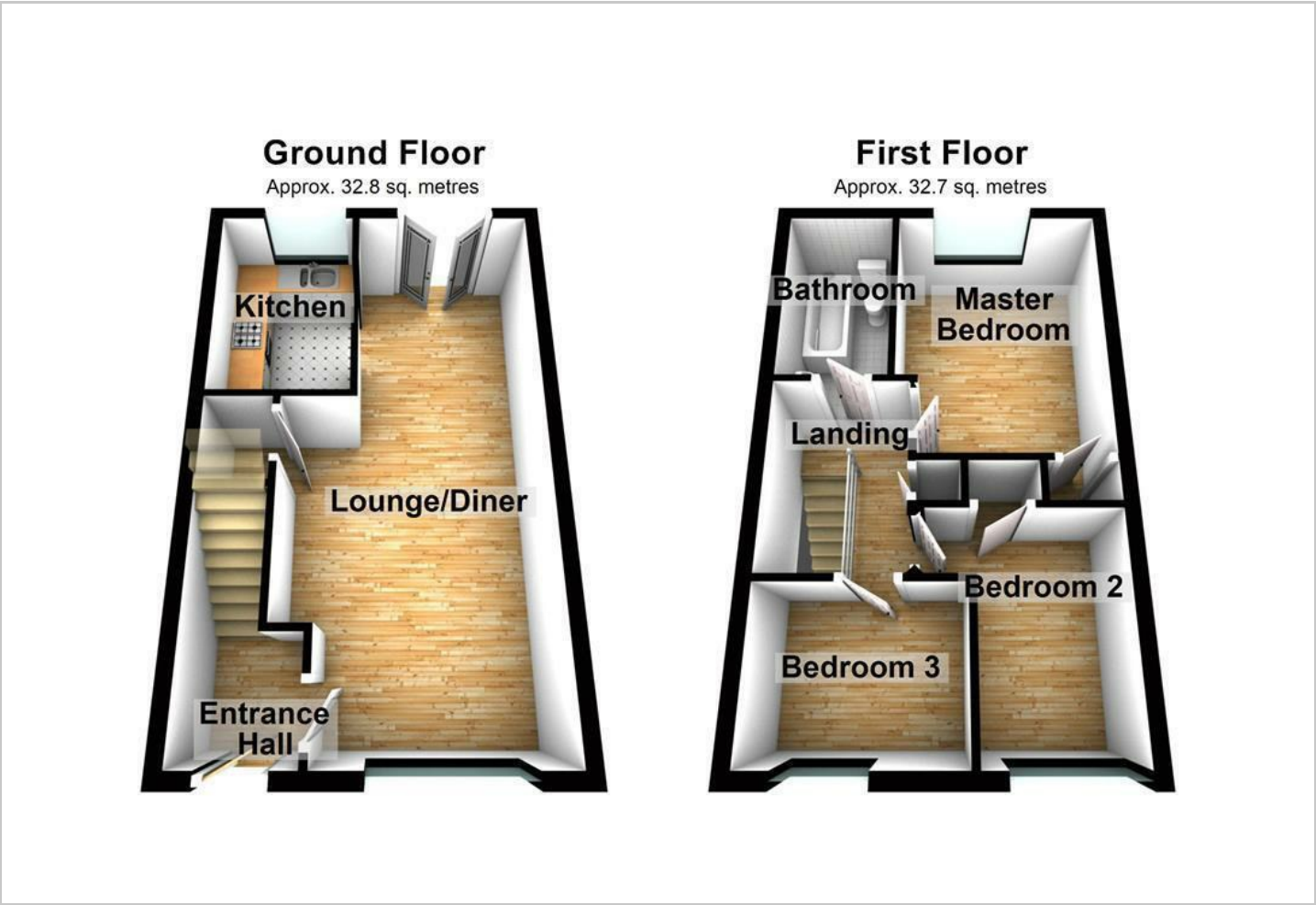
Hybrid Map



Terrain Map



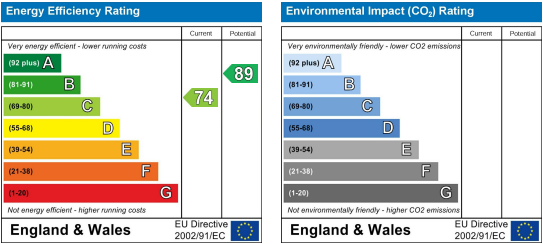
Floor Plan



Viewing

Please contact our Hunters Netley Abbey Office on 023 8045 8054 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.