



9 Drummond Road
Hythe

paul jeffreys

9 Drummond Road

Hythe | SO45 6BE

Southampton – 15 miles, Beaulieu Heath and New Forest – 2 miles, Hythe village – 2 miles (distances are approximate)

A period built detached family house within short walk of village centre and waterfront

Gas central heating, double glazing, smooth plastered ceilings (except 1 room), 3 reception rooms, large kitchen/breakfast room, wood burner stove (providing hot water), off-road parking with space for garage (stpp), 4 double bedrooms, 2 bathrooms.



ACCOMMODATION

Entrance hall, lounge, dining room, family room, kitchen/breakfast room, utility room, bathroom, 4 double bedrooms, family bathroom

LOBBY Half glazed with UPVC double glazed units with part glazed UPVC front door with further part glazed UPVC door leading to:

ENTRANCE HALL Stairs with open space below, thermostat control, double radiator, telephone point.

LOUNGE c.3.66m x 3.58m (12'x 11'10"). Front aspect double glazed sash window, open fireplace, double radiator, telephone point.

DINING ROOM c.3.66m x 3.66m (12' x 12'). Front aspect double glazed sash window, radiator.

KITCHEN/BREAKFAST ROOM c.4.27m x 4.19m (14' x 13'9"). Comprising inset stainless steel single drainer 1.5 bowl sink unit with cupboards below, range of base units with cupboards and drawers with worktops above, range of wall cupboards. Space for fridge under worktop and space and plumbing for dishwasher. Gas cooker point, space for large central

table, 'Glow-Worm' gas fired boiler, cupboard with lagged tank, wood burning stove with brick chimney breast over with 'Kitchen Maid' dryer over. (We understand that the wood burner provides hot water for the property in addition to the immersion tank.) Two rear aspect UPVC double glazed windows and one small side aspect UPVC double glazed window, UPVC double glazed door to rear garden. Doorway from hall to:

UTILITY ROOM c.4.27m x 2.19m (14' x 7'2"). Comprising inset stainless steel single drainer sink unit with space and plumbing for automatic washing machine, base units, range of wall cupboards, ample space for further appliances, wood laminate flooring, rear aspect UPVC double glazed window, doorway to:

LOBBY Side aspect UPVC double glazed window, wood laminate flooring, doors to:

BATHROOM Panelled bath, double shower cubicle with 'Triton' electric shower, pedestal hand basin, low level WC, chromium towel rail with inset radiator, wood laminate flooring.

FAMILY ROOM c.3.86m x 2.87m (12'8" x 9'5"). Wood laminate flooring, radiator, telephone point, UPVC double glazed patio door to rear garden.

LANDING Front aspect window, hatch to loft space.

BEDROOM 1 c.3.66m x 3.66m (12' x 12' measurement includes wardrobes). Front aspect double glazed sash window, radiator, two built in mirror fronted double wardrobes with sliding doors.

BEDROOM 2 c.3.66m x 3.58m (12' x 11'9"). Front aspect double glazed sash window, two double built in wardrobes, radiator.

BEDROOM 3 c.4.17m x 3.15m (13'8" x 10'4"). Rear aspect UPVC double glazed window, radiator, hatch to loft space.

BEDROOM 4 c.4.17m x 3.15m (13'8" x 10'4"). Rear aspect UPVC double glazed window, radiator, sanded floor.

BATHROOM Comprising panelled bath with part tiled surround, pedestal wash hand basin with tiled splashbacks, close coupled WC, radiator, painted wood floor, rear aspect UPVC double glazed window.

OUTSIDE FRONT GARDEN: Bordered to the front boundary by brick wall, paved area with small flower and shrub beds, double wooden gates giving access to driveway with parking for 1/2 cars. There is a fence across the drive with wooden pedestrian gate leading to **REAR GARDEN:** There is potential, with removal of the fence, to erect a garage if required, s.t.p.p. The rear garden itself has a small block paved patio leading to a large decked area with wood store. Lawned area, flower and shrub beds, concrete area to side of property, original garden wall to one side boundary.

GROSS SQUARE MEASUREMENTS 150.9 sq. metres (1,624.7 sq. feet) approx.

COUNCIL TAX BAND 'E' payable 2017/18 - £1,980.18.

EPC RATING 'D'.

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.

VIEWING STRICTLY BY APPOINTMENT

OPEN	Weekdays	9.00am – 6.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am - 3.00pm

JRS/HC/8.17

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.



Total area: approx. 150.9 sq. metres (1624.7 sq. feet)



DIRECTIONS Leave Hythe via School Road passing the school on the right hand side and over the level crossing, turning immediately left into Drummond Road where the property will be found as the last property on the left hand side, indicated by our For Sale board.

paul jeffreys

10 The Marsh, Hythe, Southampton, SO46 6AL

023 8084 8555

sales@pauljeffreys.co.uk



pauljeffreys.co.uk