



11 Knightwood Road, Hythe SO45 6JP

paul jeffreys



11 Knightwood Road, Hythe

A PURPOSE BUILT GROUND FLOOR MAISONETTE

Approximately 1 mile from Hythe Village Centre, extended lease, double glazing, smooth plastered ceilings. NO CHAIN.

ACCOMMODATION

Entrance lobby, lounge, inner hall, kitchen, 2 bedrooms, bathroom.

ENTRANCE LOBBY Door to:

LOUNGE c.4.14m x 3.86m (13'7" x 12'8" max.). Electric convector heater, TV point, telephone point and door to:

INNER HALL Airing cupboard with lagged hot water cylinder & immersion heater.

KITCHEN c.2.95m x 2.82m (9'8" x 9'3"). Part tiled walls, corner worktop with inset single drainer stainless steel sink unit, space beneath for washing machine with separate plumbing and low level cupboards and drawers. Further corner worktop with low level cupboards and drawers, space for under-counter fridge and freezer, wall cupboards over. Ceramic tiled floor and door to garden.

BEDROOM 1 c.3.89m x 3.10m (12'9" x 10'2"). Electric convector heater and TV aerial lead.

BEDROOM 2 c.3.07m x 3.05m (10'1" x 10'). Electric convector heater and TV aerial lead.

BATHROOM Fully tiled walls, panelled bath with 'Gainsborough Energy 2000X' shower over, pedestal hand basin, low level WC suite.

OUTSIDE Lawned area of garden to the front. Area of garden to the rear, laid to lawn with flower beds. Outside tap.

COUNCIL TAX BAND To be advised.

EPC RATING 'F'.

TENURE LEASEHOLD. We are advised that the lease was extended in 2010 and has a 145 years remaining, with a ground rent of £300 per annum.

GROSS SQUARE MEASUREMENTS 59.5 sq. metres (640.9 sq. feet) approx.

DIRECTIONS Leave Hythe via New Road and on the junction with Southampton Road turn immediately left into Windrush Way. Proceed to the end and turn right into Knightwood Road where the property will be seen on the right, indicated by our 'For Sale' board.

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 7 DAYS A WEEK.

JRS/TW/09.17



Ground Floor

Approx. 59.5 sq. metres (640.9 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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