



34 Fulmar Drive, Hythe SO45 3FY

paul jeffreys



34 Fulmar Drive, Hythe

AN IMPROVED AND EXTENDED MID-TERRACE HOUSE, IDEAL FIRST PURCHASE OR INVESTMENT

Gas central heating, double glazing, plastic fascias, wood burning stove, parking for 2/3 cars

ACCOMMODATION

Entrance hall, kitchen with oven and hob, lounge, conservatory, bathroom, 3 bedrooms

ENTRANCE HALL Radiator, tiled floor, cupboard beneath staircase and cloaks cupboard.

KITCHEN c.3.41m x 2.44m (11'2" x 8'). Part tiled walls, range of worktops to 3 walls with inset acrylic one and half bowl single drainer sink unit, range of low level cupboards and drawers, space for washing machine and dishwasher, separate plumbing, space for refrigerator, 4-burner gas hob with stainless steel extractor over, base unit housing 'De Longhi' double oven, range of wall cupboards with under-pelmet lighting, space for fridge/freezer, tiled floor.

LOUNGE c.5.49m x 3.13m (18" x 10'3"). Brick fire surround with built in log burner. radiator, TV point, double doors to:

CONSERVATORY c. 5.49m x 2.87m (18' x 9' 5"). UPVC double glazed construction, double doors to garden, blue reflective self-cleaning clear glass roof.

LANDING Linen cupboard.

BEDROOM 1 c.3.48m x 2.67m (11'4" x 8'7"). Radiator.

BEDROOM 2 c.3.48m x 2.67 (13'1" x 10'). Radiator.

BEDROOM 3 c. 3.05m x 1.83m (10' x 6' plus recess).

BATHROOM Fully tiled walls, panelled bath with plumbed in shower over, vanity hand basin with cupboard beneath, low level WC suite, towel radiator, tiled floor.

OUTSIDE Double wrought iron gate and concrete drive allowing parking for 2/3 cars and gives access to the CARPORT. The FRONT GARDEN is laid to lawn with flower and shrub beds, the REAR GARDEN has been attractively landscaped with steps down from the conservatory to a paved area and an area of Astroturf with well stocked beds including banana plant, bamboo, palm trees and roses. GARDEN SHED/SUMMERHOUSE.

COUNCIL TAX BAND 'B' payable 2017/18 £1,260.12.

EPC RATING 'D'.

TENURE The Agents are advised this property is FREEHOLD.

GROSS SQUARE MEASUREMENTS 87.3 sq. metres (939.4 sq. feet) approx.

DIRECTIONS Leave Hythe via New Road and Langdown Lawn turning left into Deerleap Way just before the speed camera. Proceed down the dip and then turn left into Lammas Road that leads into Fulmar Drive and the property will be seen a short way along on the left.

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.

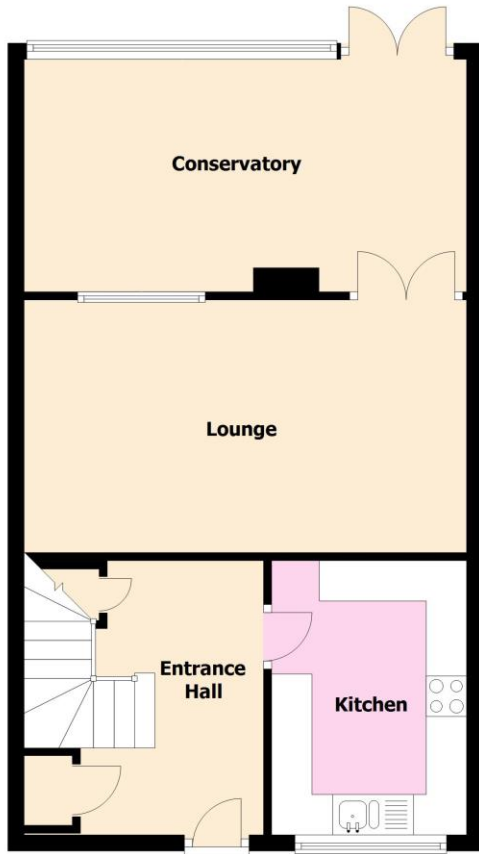
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK.

JRS/JH/01.18



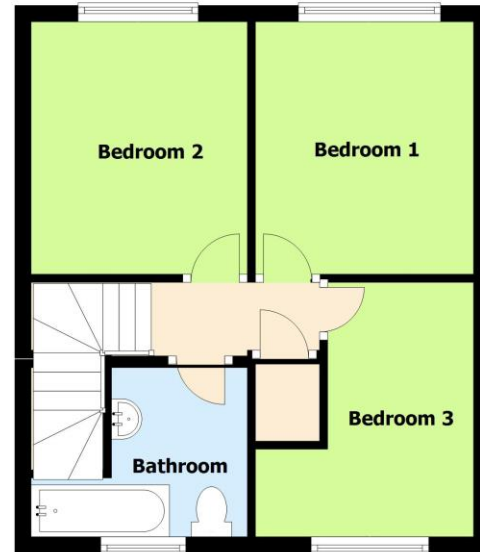
Ground Floor

Approx. 52.6 sq. metres (566.3 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.1 sq. feet)



Total area: approx. 87.3 sq. metres (939.4 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

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