



40 Elm Crescent, Hythe SO45 3PR

paul jeffreys



40 Elm Crescent, Hythe

A FORMER LOCAL AUTHORITY END TERRACE HOUSE

Gas central heating, double glazing, plastic fascias, off-road parking for 3 cars. NO CHAIN.

ACCOMMODATION

Entrance hall, lounge/dining room, study, kitchen, 3 bedrooms, bathroom, separate WC.

ENTRANCE HALL Open arch to:

STUDY c.2.54m x 1.88m (8'4" x 6'2"). Radiator.

LOUNGE/DINING ROOM c.5.59m x 3.05m (18'4" x 10'). Double doors to garden.

KITCHEN c.3.76m x 3.05m (12'4" x 10'). Part tiled walls, inset single drainer stainless steel sink unit with adjoining corner worktop, low level cupboards and space for washing machine and slimline dishwasher, separate plumbing. Cooker space with gas point, further corner worktop with low level cupboards and drawers, space for refrigerator and space for fridge/freezer at one end. Radiator, door to garden.

LANDING Cupboard housing 'Vaillant' gas combination boiler for central heating and hot water.

BEDROOM 1 c.3.96m x 2.87m (13' x 9'5"). Built in cupboard, radiator.

BEDROOM 2 c3.10m x 2.92m (10'2" x 9'7"). Built in cupboard, radiator.

BEDROOM 3 c.2.74m x 2.13m (9' x 7'). Built in cupboard, radiator.

BATHROOM Part tiled walls, panelled bath with mixer taps and shower fitment, vanity hand basin.

SEPARATE WC With low level suite.

OUTSIDE The front garden is block paved and allows parking for 3 cars. Pedestrian side access leads to the rear garden with paved area and area of lawn and having pedestrian rear gate. Timber garden shed.

COUNCIL TAX BAND To be advised.

EPC RATING 'E'.

TENURE The Agents are advised this property is FREEHOLD.

GROSS SQUARE MEASUREMENTS 76 sq. metres (817.7 sq. feet) approx.

DIRECTIONS Leave Hythe via New Road and Langdown Lawn, forking left just before Hythe Hospital into Fawley Road. Proceed past Seadown Veterinary Practice on the left and take next right and immediately left and first right into Cedar Road. Elm Crescent is the first turning on the left with the property being situated on the right hand side.

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.

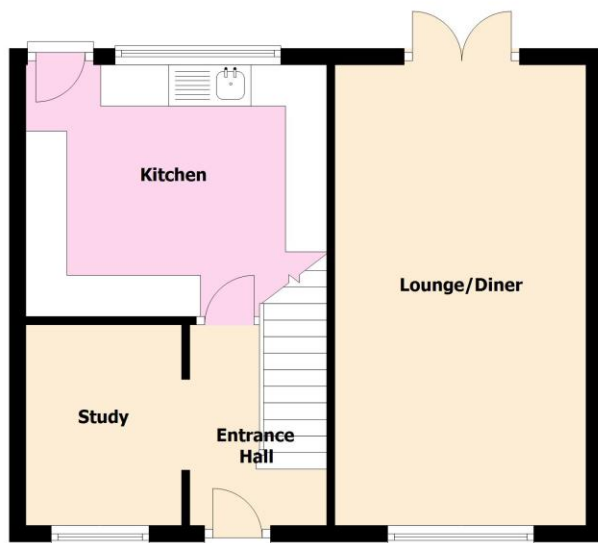
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK.

JRS/HC/2.18



Ground Floor

Approx. 38.0 sq. metres (409.4 sq. feet)



First Floor

Approx. 37.9 sq. metres (408.4 sq. feet)



Total area: approx. 76.0 sq. metres (817.7 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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