



11 Cambria Drive, Dibden SO45 5UW

paul jeffreys



11 Cambria Drive, Dibden

A MODERN SEMI-DETACHED HOUSE

Within easy reach of Orchard, Noadswood, & Applemore schools, walking distance of Applemore Recreation Centre, approx. ½ mile from open forest.

Gas central heating, double glazing, driveway & garage
NO CHAIN

ACCOMMODATION

Entrance lobby, lounge/dining room, large conservatory, refitted kitchen, 3 bedrooms, bathroom.

ENTRANCE LOBBY Radiator, door to:

LOUNGE/DINING ROOM c.7.62m x 4.67m narrowing to 2.26m (25' x 15'4" narrowing 7'). Period style fire surround with electric coal effect fire, two radiators, TV point, built in cupboard in recess under staircase, patio doors to:

CONSERVATORY c.5.49m x 2.82m (18' x 9'3"). Double doors to garden, door to garage, ceramic tiled floor, electric under floor heating.

KITCHEN c.3.35m x 2.16m (11' x 7'1"). Fully tiled walls having been refitted with range of worktops incorporating inset single drainer stainless steel sink unit with low level cupboards and drawers and integrated refrigerator. Range of wall cupboards with under pelmet lighting, stainless steel electric oven with ceramic hob and extractor over, 'Siemens' stainless steel dishwasher, further worktop with cupboards beneath, wall cupboards over and larder cupboard to one side, door to conservatory.

LANDING Acces to roof space, radiator.

BEDROOM 1 c.4.19m x 2.54m (13'9" x 8'4" excl. recess). Airing cupboard with lagged hot water cylinder, radiator.

BEDROOM 2 c.2.84m x 2.54m (9'4" x 8'4"). Radiator.

BEDROOM 3 c.3.25m x 1.83m (10'8" x 6' max. measurements). Radiator, built in cupboard.

BATHROOM Fully tiled walls, panelled bath with 'Mira Vigour' electric shower over, pedestal hand basin, low level WC suite, radiator.

OUTSIDE Block pavier driveway gives access to ATTACHED GARAGE c.5.51m x 2.59m (18'1" x 8'6") with up & over door, personal door, light, power and wall mounted 'Potterton Profile' gas boiler for central heating and hot water system. The garden to the front is laid to lawn with shrubs. The rear garden has a paved area, area of lawn and steps to a natural area where there are two timber garden sheds and mature trees.

COUNCIL TAX BAND To be advised.

EPC RATING 'D'.

TENURE The Agents are advised this property is FREEHOLD.

GROSS SQUARE MEASUREMENTS 1,05.1 sq. metres (1131 sq. ft.) approx

DIRECTIONS Leave Hythe via New Road and Langdown Lawn passing the hospital on your left, at the roundabout take 3rd exit and after approx. 1 mile turn left in Cumberland Way and Cambria Drive is the 3rd turning on the left.

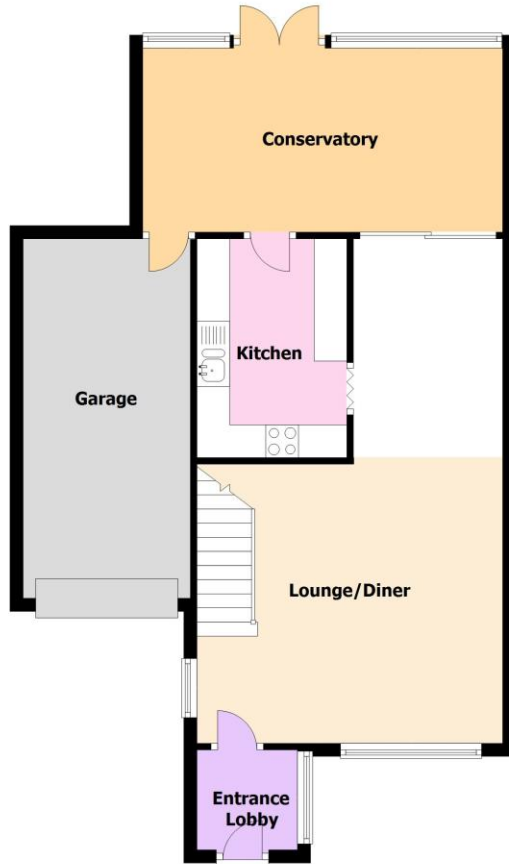
NOTE PAUL JEFFREYS HAVE NOT TESTED ANY APPLIANCE MENTIONED IN THESE PARTICULARS, INCLUDING CENTRAL HEATING AND SERVICES AND CANNOT CONFIRM THAT THEY ARE IN WORKING ORDER. ALL PHOTOGRAPHS ARE FOR GUIDANCE AND ITEMS WITHIN THE PHOTOGRAPHS MAY NOT BE INCLUDED IN THE SALE.

VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK.
JRS/HC/04.18



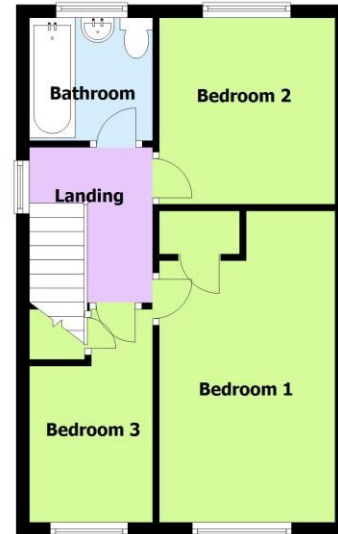
Ground Floor

Approx. 69.1 sq. metres (743.7 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.4 sq. feet)



Total area: approx. 105.1 sq. metres (1131.1 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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