



30 Foxtail Drive, Dibden Purlieu SO45 4NZ

paul jeffreys



## 30 Foxtail Drive, Dibden Purlieu

A ONE BEDROOM QUADRANT HOUSE IN POPULAR LOCATION.  
UPVC double glazed windows, electric heating , one allocated parking space, ideal first time purchase or buy to let, NO CHAIN.

### ACCOMMODATION

Entrance lobby, lounge, kitchen, bedroom, bathroom.

**ENTRANCE LOBBY** Replacement composit front door , open access to:

**LOUNGE** c.4.06m x 3.12m (13'4" including stairs x 10'3"). Double aspect room with front aspect bow window and side aspect window. Covered ceiling, storage heater, stairs with open storage space below, TV and telephone points, doorway to:

**KITCHEN** c.4.06m x 1.49m (13'4" x 4'11"). Comprising stainless steel single drainer sink unit with cupboards below and adjoining worktop with space and plumbing for automatic washing machine . Base units with cupboards and drawers with worktops above and tiled splashbacks. Two wall cupboards and electric cooker point. Space below worktop for two appliances, fold down table and front aspect window.

**LANDING** Hatch to loft and airing cupboard with lagged tank and immersion.

**BEDROOM** c. 3.11m x 2.81m (10'2" (excluding recess) x 9'3"). Front and side aspect windows. Storage heater, recess with built-in chest of drawers and box cupboards above. Further built-in storage cupboard.

### BATHROOM

Comprising panelled bath with 'Bristan' electric shower over, part tiled and part clad wall surrounding. WC, wash hand basin in vanity unit, fully tiled walls and front aspect window.

**OUTSIDE** Lawned area, good size patio area and flower beds. Outside brick built store cupboard with meters.

**COUNCIL TAX BAND** To be advised.

**EPC RATING** 'D'.

**TENURE** The Agents are advised this property is FREEHOLD.

**GROSS SQUARE MEASUREMENTS** 39.4 sq. metres (424.1 sq. feet) approx.

**DIRECTIONS** From our office proceed via New Road onto Langdown Lawn. Continue to the roundabout turning left into Whitewater Rise and continue down to the bottom of the hill and after a short way, turn right into Foxtail Drive. Number 30 will be found in the second close on the right hand side, indicated by our 'For Sale' board.

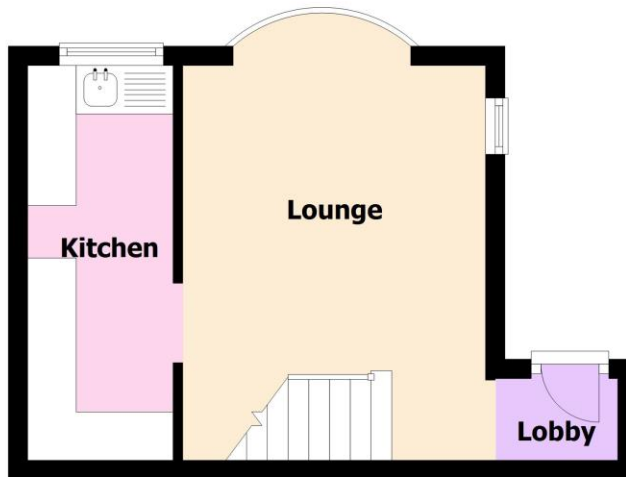
**NOTE** PAUL JEFFREYS HAVE NOT TESTED ANY APPLIANCE MENTIONED IN THESE PARTICULARS, INCLUDING CENTRAL HEATING AND SERVICES AND CANNOT CONFIRM THAT THEY ARE IN WORKING ORDER. ALL PHOTOGRAPHS ARE FOR GUIDANCE AND ITEMS WITHIN THE PHOTOGRAPHS MAY NOT BE INCLUDED IN THE SALE.

**VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK.**  
PMD/TW/03.18.



## Ground Floor

Approx. 20.7 sq. metres (222.4 sq. feet)



## First Floor

Approx. 18.7 sq. metres (201.7 sq. feet)



Total area: approx. 39.4 sq. metres (424.1 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.

independent estate agents

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**Open 7 Days**

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