



94 Rosebery Avenue. Hythe SO45 3GZ

paul jeffreys



## 94 Rosebery Avenue, Hythe

### A SEMI-DETACHED HOUSE, IN POPULAR LOCATION, REQUIRING MODERNISATION

UPVC double glazed windows (to the front recently installed), gas central heating (recently installed boiler), conservatory, small workshop, off-road parking, sunny rear garden backing onto woodland. NO CHAIN.

### ACCOMMODATION

Entrance hall, lounge, kitchen/diner, conservatory, 3 bedrooms, bathroom, small workshop, outside WC.

**ENTRANCE HALL** UPVC leaded light part glazed front door, radiator, stairs, thermostat and timer.

**LOUNGE** c.4.05m x 3.68m (13'3" x 12'1"). Front aspect bay window, fireplace with electric fire, radiator.

**KITCHEN/DINER** c.5.77m x 2.74m (18'11" x 9' measurements incl. built in cupboard and larder).  
Kitchen Area: Inset stainless steel single drainer sink unit with one cupboard and drawer unit below, adjoining worktop with space and plumbing for automatic washing machine, one base unit, tiled splashbacks, built in cupboard and larder cupboard, space for cooker, 'Gow-Worm' gas fire boiler (recently installed), rear aspect window, half glazed door to side of property.  
Dining Area: Double radiator, open access to:

**CONSERVATORY** c.2.65m x 2.34m (8'8" x 7'8"). Of part brick cavity construction with UPVC double glazed units,

sliding patio door leading to rear garden.

**LANDING** Side aspect window, hatch to loft space with ladder.

**BEDROOM 1** c.4.05m x 3.40m (13'3" x 11'2"). Front aspect window, built in double wardrobe, radiator.

**BEDROOM 2** c.3.67m x 2.74m (12' x 9'). Rear aspect window, radiator.

**BEDROOM 3** c.2.84m x 2.36m (9'4" x 7'5"). Front aspect window, radiator.

**BATHROOM** Comprising lilac suite of panelled bath with 'Triton' shower over and part tiled surround, pedestal wash hand basin, close coupled WC, radiator, rear aspect window.

**SIDEWAY** Approached from kitchen, with UPVC doors to front and rear gardens. Workshop: c.2.30m x 1.39m (7'7" x 4'7"). Worktop, wall cupboard, rear aspect window. Separate WC: With WC.

**OUTSIDE FRONT GARDEN:** Laid to lawn with flower and shrub beds, parking space being block paved for one car.  
**REAR GARDEN:** Laid to lawn with flower and shrub beds, timber shed and gate to rear. The rear garden has a sunny aspect and backs onto woodland.



COUNCIL TAX BAND tbc

EPC RATING tbc

GROSS SQUARE MEASUREMENTS 97.4 sq. metres (1048.3 sq. feet) approx.

TENURE The agents are advised this property is FREEHOLD.

AGENT'S NOTE There is a £70 per year charge for the up keep of the common areas on the development. This is payable to Butts Ash Wood Residents Association Limited.

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.

DIRECTIONS Leave Hythe via New Road and Langdown Lawn and after a short while turn left into Deerleap Way and proceed to the very bottom, bearing right and up the hill into Rosebery Avenue and the property will be found a short way along on the left, indicated by our For Sale board.

VIEWING STRICTLY BY APPOINTMENT

OPEN	Weekdays	9.00am – 6.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

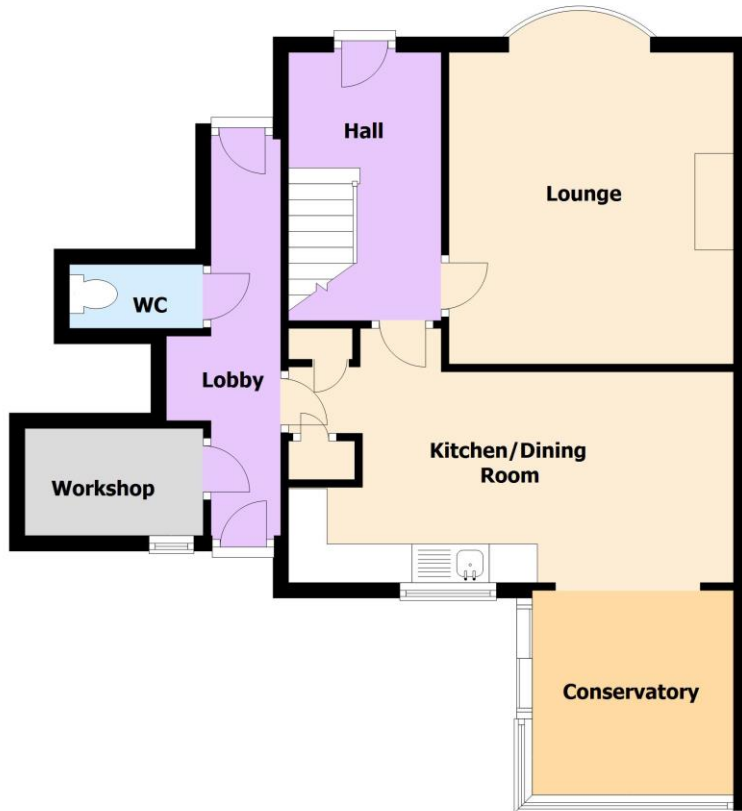
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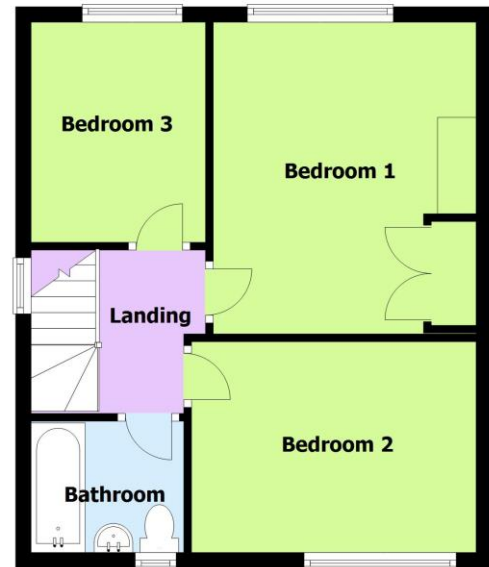
## Ground Floor

Approx. 57.8 sq. metres (622.3 sq. feet)



## First Floor

Approx. 39.6 sq. metres (426.0 sq. feet)



Total area: approx. 97.4 sq. metres (1048.3 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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