



13 Ladycross Road, Hythe SO45 3JR

paul jeffreys



A SEMI-DETACHED HOUSE

With 2 double bedrooms, large landscaped rear garden, off-road parking for 3/4 cars, gas central heating, UPVC double glazed windows & doors, vendors suited.

ACCOMMODATION

Entrance hall, lounge/diner, kitchen,
2 double bedrooms, bathroom, outside store cupboards

ENTRANCE HALL UPVC front door, side aspect window, stairs with small cupboard below.

LOUNGE/DINING ROOM c.5.76m x 3.74m to 3.39m (18'11" x 12'3" to 11'1"). Front and rear aspect windows, electric fire with pine surround and mantel, double radiator.

KITCHEN c.3.59m x 2.33m (11'9" x 7'8"). Comprising inset single drainer stainless steel sink unit with cupboards below, range of base units with cupboards and drawers with worktops above and tiled splashbacks, range of wall cupboards, 'Worcester' gas fired combination boiler, 'Diplomat' stainless steel gas hob with extractor hood over and 'Logik' electric oven below, space under worktop for fridge, larder, double radiator, rear aspect window, door to:

SIDEWAY With doors to front and rear of property and doors to:

STORE c.2.92m x 1.52m (9'7" x 5'). With power and light, plumbing for automatic washing machine, rear aspect window.

WALK-IN CUPBOARD c.1.52m x 0.76m (5' x 2'6").

NOTE: The Store and Cupboard are of single skin construction.

LANDING Side aspect window, hatch to loft space.

BEDROOM 1 c.4.84m x 2.77m (15'11" x 9'1"). Front aspect window, radiator, built in cupboard.

BEDROOM 2 c.3.40m x 2.92m (11'2" x 9'7"). Rear aspect window, built in cupboard, radiator.

BATHROOM White suite comprising panelled bath with fully tiled surround and 'Triton' shower over, pedestal wash hand basin, close coupled WC, part tiled and part wood clad walls, radiator, wood laminate flooring, rear aspect window.

OUTSIDE FRONT GARDEN: Bordered to the front boundary by fencing, the whole of the front garden has been laid with block paving with parking for 3/4 cars.

REAR GARDEN: The rear garden measures approx. 85'/25.91m in depth and has a very large paved patio with outside tap, lawned area, shingle area. On the patio there is a timber shed with power and light and further down the garden is a timber summerhouse with power and light with



external power point. The rear garden backs onto a wooded copse area.

COUNCIL TAX BAND 'B' – payable 2018/19 - £1,328.76.

EPC RATING tbc

GROSS SQUARE MEASUREMENTS 68 sq. metres (732 sq. feet) approx.

TENURE The agents are advised this property is FREEHOLD.

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, taking the last turning on the right into Ladycross Road. The property will be found approx. ½ way along on the left, indicated by our For Sale board.

VIEWING STRICTLY BY APPOINTMENT

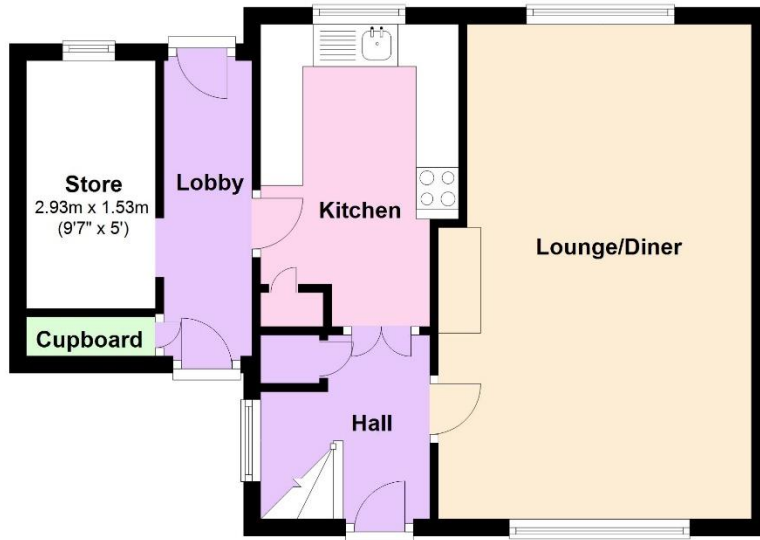
OPEN	Weekdays	9.00am – 6.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

PMD/HC/4.18





Ground Floor



First Floor



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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