



22 Kensington Fields, Dibden Purlieu SO45 5RX

paul jeffreys



22 Kensington Fields, Dibden Purlieu

A 2 BEDROOM MID-TERRACED HOUSE. BRAND NEW UPVC
DOUBLE GLAZING AND FRONT DOOR
2 allocated parking spaces, gas central heating.
NO CHAIN.

ACCOMMODATION

Entrance porch, lounge, dining area, kitchen, landing, bathroom,
2 bedrooms.

ENTRANCE PORCH Brand new composite front door, door to:

LOUNGE c.4.36m x 3.71m (14'4" x 12'2") TV point, telephone point,
under stairs cupboard, radiator, front aspect window.

DINING AREA c.2.74m x 1.78m (9' x 5'10"). Radiator, rear aspect
window and part glazed door to rear.

KITCHEN c.3.01m x 1.52m (9'11" x 5') Range of base units with
cupboards and draws, space for automatic washing machine, oven and
fridge freezer, worktops, stainless steel sink unit, tiled splashbacks, range
of wall cupboards, recessed down lighters, "Gloworm" gas boiler, rear
aspect window.

LANDING Access to loft space, airing cupboard with lagged tank.

BATHROOM Panelled bath with electric power shower over with fully
tiled surround, pedestal hand basin, WC, extractor fan, medicine cabinet.

BEDROOM 1 c.3.70m x 2.72m (12'2" x 8'11"). Radiator, built-in
cupboard, rear aspect window.

BEDROOM 2 c.3.60m x 1.96m (12'1" x 6'5"). Radiator, front aspect
window.

OUTSIDE:

REAR. Mostly shingle garden, small patio area, garden tap.

FRONT. 2 Allocated parking spaces to front of property, shingle garden,
mature shrubs.

COUNCIL TAX BAND "B" payable 2018/19 £1,328.76.

EPC RATING 'D'.

TENURE The Agents are advised this property is FREEHOLD.

GROSS SQUARE MEASUREMENTS 78.9 sq. metres (849.3 sq. feet)
approx.

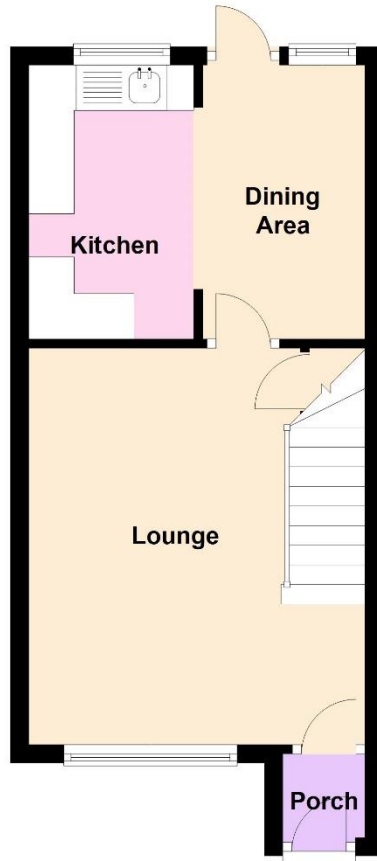
DIRECTIONS Leave Hythe via New Road and Langdown Lawn continuing
up onto Redrise roundabout and take the 3rd exit onto Upper Mullins Lane
follow for a short while which then eventually leads into Challenger Way
and take the right into Kensington Fields and the property will be seen on
almost straight ahead 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.

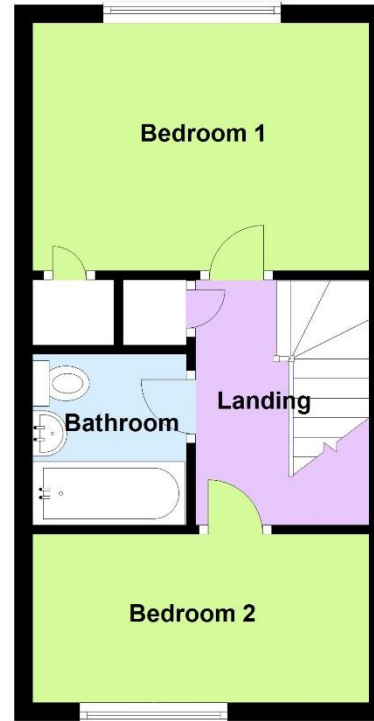
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK.
MJD/JH/06.18



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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