



10 Elizabeth Gardens, Dibden Purlieu SO45 4NF

paul jeffreys



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A GOOD SIZED SEMI-DETACHED HOUSE IN GOOD LOCATION IN
NEED OF MODERNISATION

Gas central heating, double glazing, plastic fascias/soffits/gutters,
driveway, integral garage
NO CHAIN

ACCOMMODATION

Entrance lobby, lounge/diner, kitchen, 3 bedrooms, bathroom,
separate WC, gardens.

ENTRANCE LOBBY Wooden part glazed front door, glazed wood door to:

LOUNGE/DINER c.7.71m x 3.60m narrowing to 2.74m (25'4" x 11'10"
narrowing to 9'). Two radiators, large understairs cupboard, front aspect
window and patio doors to rear.

KITCHEN c.3.03m x 2.18m (9'11" x 7'2"). Range of base units with
cupboards and drawers, space and plumbing for automatic washing
machine, tumble dryer and under-counter fridge and freezer. Workstops,
1.5 bowl stainless steel sink unit, electric hob, built in oven, tiled
splashbacks, range of wall cupboards, rear aspect window, UPVC door to
rear.

LANDING Hatch to loft space, airing cupboard with relatively new
'Worcester' combination boiler, storage cupboard.

BEDROOM 1 c.4.20m x 3.17m (13'9" x 10'5"). Two double built in
wardrobes, radiator, front aspect window.

BEDROOM 2 c.3.29m x 3.17m (10'9" x 10'5"). Radiator, rear aspect
window.

BEDROOM 3 c.3.17m x 2.89m (10'5" x 9'6"). Radiator, front aspect
window.

SEPARATE WC WC, rear aspect window.

BATHROOM Panelled bath with electric shower over, pedestal wash hand
basin, rear aspect window.

OUTSIDE REAR – Brick wall surrounding raised lawned area, mature
shrubby, garden tap. FRONT – Driveway with parking for one car,
access to INTEGRAL GARAGE, outside storage cupboard, lawned area.

COUNCIL TAX BAND To be advised.

EPC RATING To be confirmed.

TENURE The Agents are advised this property is FREEHOLD.

GROSS SQUARE MEASUREMENTS 105.3 sq. metres (1,133 sq. feet)
approx.

DIRECTIONS Leave Hythe via New Road and Langdown Lawn, forking
left into Fawley Road and take the right hand turn opposite the veterinary
practice into Butts Ash Lane and take 1st right into Chaloner Crescent.
Follow this road for a short while and take 3rd right into Dukeswood Drive,
1st right into Elizabeth Gardens where the property will be found on the
right hand side, indicated by our For Sale board.

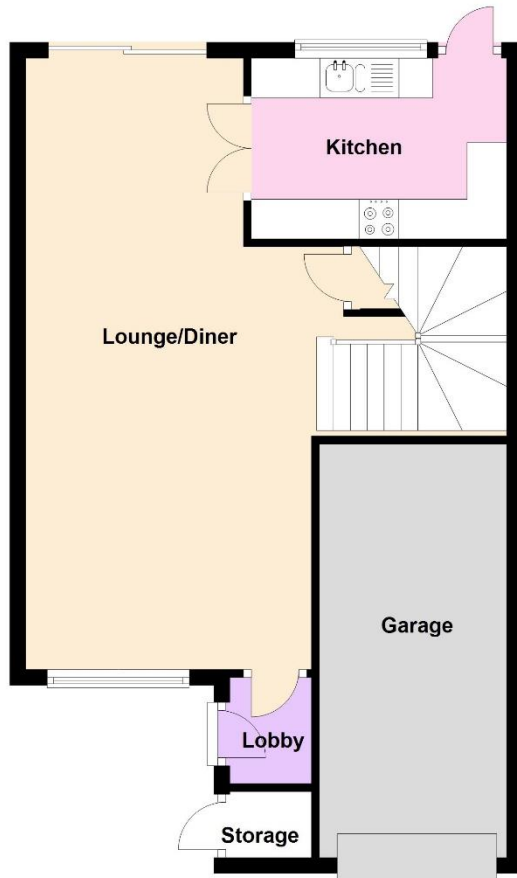
NOTE PAUL JEFFREYS HAVE NOT TESTED ANY APPLIANCE MENTIONED
IN THESE PARTICULARS, INCLUDING CENTRAL HEATING AND SERVICES
AND CANNOT CONFIRM THAT THEY ARE IN WORKING ORDER. ALL
PHOTOGRAPHS ARE FOR GUIDANCE AND ITEMS WITHIN THE
PHOTOGRAPHS MAY NOT BE INCLUDED IN THE SALE.

VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK.

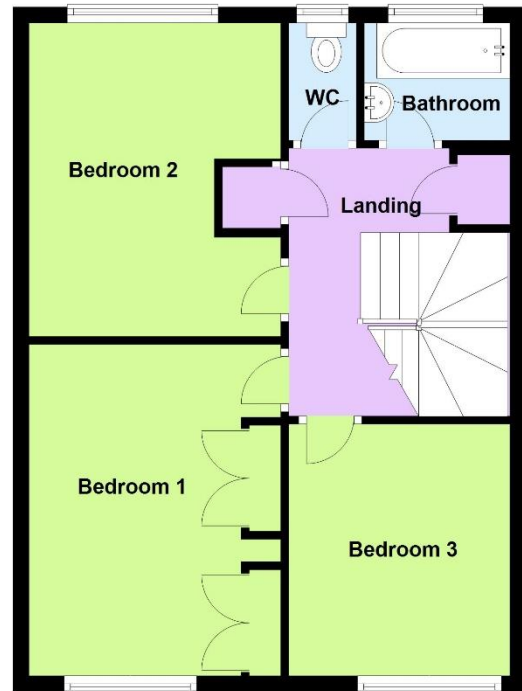
PMD/HC/08.18



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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