



14 Carpenter Close, Hythe SO45 6DR

paul jeffreys



14 Carpenter Close, Hythe

AN IMPROVED END OF TERRACE HOUSE, WITHIN WALKING DISTANCE OF HYTHE CENTRE

Double glazing, plastic fascias, Economy 7 heating, re-wired 2013, garage in block, summerhouse

ACCOMMODATION

Entrance hall, cloakroom, lounge, conservatory, kitchen, 2 bedrooms, bathroom

ENTRANCE PORCH Cloakroom off with 'Saniflo' low level WC, door to:

ENTRANCE HALL Night storage heater, telephone point.

LOUNGE c.4.57m x 3.58m (15' x 11'9"). Period style fire surround with fitted coal effect electric fire, telephone point, storage cupboard, patio doors to:

CONSERVATORY c.3.43m x 2.29m (11'3" x 7'6"). Ceramic tiled floor, door to garden.

KITCHEN c.3.00m x 1.73m (9'10" x 5'8"). Part tiled walls, refitted with inset acrylic single drainer 1.5 bowl sink unit with adjoining corner worktop, low level cup board and space for washing machine, separate plumbing. Cooker space with gas point, extactor over, corner worktop with low level cupboard and drawers, space for fridge/freezer, range of wall cupboards, tiled floor.

LANDING Acces to roof space.

BEDROOM 1 c.3.58m x 2.74m (11'9" x 9' excl. door recess). Wall mounted electric heater, airing cupboard with lagged hot water cylinder and immersion heater, built in wardrobe cupboard, telephone point.

BEDROOM 2 c.3.05m x 2.39m (10' x 7'10" excl. range of wardrobe cupboards to one wall).

BATHROOM Part fully and part half tiled walls, panelled bath with 'Aqua Profile Plus' shower over, pedestal hand basin, low level WC suite, electric towel rail.

OUTSIDE GARAGE in nearby courtyard with up and over door. The garden is designed for easy maintenance, the front being laid with coloured stones and pathway to front door. Pedestarian side access leads to the rear garden, which has a paved patio area, area of coloured stones with well stocked flower beds retained by sleepers. Garden summer house with double doors, garden shed behind.

COUNCIL TAX BAND 'C' – payable 2018/19 - £1,518.59.

EPC RATING 'F'.

TENURE The Agents are advised this property is FREEHOLD.

GROSS SQUARE MEASUREMENTS 64.8 sq. metres (707.5 sq. feet) approx.

DIRECTIONS Leave Hythe via New Road, which leads into South Street and take 2nd right into Mousehole Lane. Carpenter Close will be seen immediately on the right hand side.

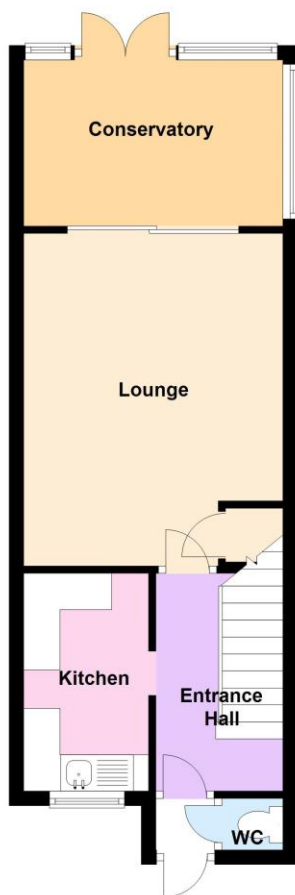
NOTE PAUL JEFFREYS HAVE NOT TESTED ANY APPLIANCE MENTIONED IN THESE PARTICULARS, INCLUDING CENTRAL HEATING AND SERVICES AND CANNOT CONFIRM THAT THEY ARE IN WORKING ORDER. ALL PHOTOGRAPHS ARE FOR GUIDANCE AND ITEMS WITHIN THE PHOTOGRAPHS MAY NOT BE INCLUDED IN THE SALE.

VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK.

JRS/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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