



20 Wellington Close  
Dibden Purlieu

paul jeffreys

# 20 Wellington Close

Dibden Purlieu | SO45 4RL

Hythe – 2 miles, Beaulieu Heath and New Forest – ½ mile, Southampton – 14 miles (distances are approximate)

A refurbished detached bungalow, within level walk of village centre and Beaulieu Heath

Gas central heating, double glazing, plastic fascias, refitted kitchen and bathroom, new carpets. NO CHAIN.

## ACCOMMODATION

Entrance hall, lounge, kitchen, 3 bedrooms, bathroom, long drive to garage

**ENTRANCE HALL** New composite front door, radiator, access to roof space where the gas boiler is situated for the central heating system.

**LOUNGE** c.4.12m x 3.86m (13'6" x 12'8"). Flue for fire, radiator.

**KITCHEN** c.3.81m x 2.49m (12'6" x 8'2"). Newly fitted with inset single drainer 1.5 bowl stainless steel sink unit with worktops to three walls, range of low level cupboards and drawers, fitted 'Cuple' ceramic induction hob with oven beneath and extractor over, range of wall cupboards, radiator, airing cupboard with lagged hot water cylinder, door to garden.

**BEDROOM 1** c.3.48m x 3.38m (11'5" x 11'1"). Radiator.

**BEDROOM 2** c.3.38m x 3.05m (11'1" x 10'). Radiator.

**BEDROOM 3** c.2.87m x 2.74m (9'5" x 9' excl. door recess). Radiator.

**BATHROOM** Part tiled walls. Newly fitted with panelled bath having mixer tap shower fitment and plumbed in shower over with glass door. Vanitory hand basin with cupboards beneath and adjoining WC with concealed cistern. Radiator.

**OUTSIDE** Pedestrian wrought iron gate and pavier path leads to the front door. Double wrought iron gate to concrete driveway leading to DETACHED GARAGE with up and over door and electricity connected. The front garden is laid to lawn. The rear garden is well fenced, enjoys a south-westerly aspect with large paved patio area, area of lawn and stone path. Timber garden shed and outside tap.

**COUNCIL TAX BAND** To be advised.

**EPC RATING** 'D'.



GROSS SQUARE MEASUREMENTS 75.2 sq. metres (809 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.

VIEWING STRICTLY BY APPOINTMENT

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

JRS/HC/07.18



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.

## Ground Floor



**DIRECTIONS** Leave Hythe via New Road and Langdown Lawn, at the roundabout proceed straight across and on reaching Dibden Purlieu village centre turn right into North Road. Take 2<sup>nd</sup> turning on the left into West Road and 2<sup>nd</sup> right into Wellington Close where the property will be seen at the end, indicated by our For Sale board.

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