



38 Ashleigh Close, Hythe SO45 3QP

paul jeffreys



## 38 Ashleigh Close, Hythe

A DETACHED BUNGALOW SITUATED ON AN ATTRACTIVE MATURE PLOT IN EXCESS OF ¼ ACRE

Scope for updating and extension (stpp)

Ample parking with garage, gas central heating, plastic fascias/soffits/gutters, cavity wall insulation.

NO CHAIN

### ACCOMMODATION

Spacious entrance hall, lounge, kitchen,  
3 bedrooms, bathroom

**ENTRANCE HALL** UPVC part glazed front door, hatch to loft space with drop down ladder, double radiator, telephone point, thermostat control, airing cupboard with lagged tank.

**LOUNGE** c.4.26m x 3.98m (14' x 13'1"). Tiled fireplace, two radiators, front aspect window and two small side aspect windows.

**KITCHEN** c.3.23m x 2.54m (10'7" x 8'4" excl. built in cupboards and boiler recess). Fitted with range of white gloss units comprising acrylic 1.5 bowl single drainer sink unit with cupboards below and space & plumbing for automatic washing machine. Base units with cupboards and drawers with worktops above and tiled splashbacks, two wall cupboards, larder with side aspect window, built in cupboards, recess for floor mounted 'Potterton Kingfisher' gas fired boiler. Radiator, rear aspect window, half glazed door to rear garden.

**BEDROOM 1** c.3.64m x 3.36m (11'11" x 11'). Front aspect window, two radiators.

**BEDROOM 2** c.3.33m x 3.30m (10'11" x 10'10"). Two radiators, rear aspect window.

**BEDROOM 3** c.2.94m x 2.42m (9'8" x 7'11"). Radiator, rear aspect window.

**BATHROOM** White suite comprising panelled bath with mixer tap shower attachment over, pedestal wash hand basin, WC, radiator, half tiled walls, side aspect window.

### OUTSIDE

**FRONT GARDEN:** Laid to lawn with mature hedging and flower beds, long tarmac drive with parking for 4/5 cars leading to **DETACHED GARAGE** with power and light, rear aspect window and door to **REAR GARDEN:** Which has been extremely well maintained and kept and is a most attractive feature of the property. Extensive lawned area, well stocked flower and shrub beds with mature hedging and bushes, ornamental pond, large patio across the back of the property with outside tap, storage area to the side of the property with timber shed. In the far corner of the garden there is a further paved patio. The rear garden has a maximum width of 35m/146' and an average depth of 25m/82' and in all the plot extends to in excess of one quarter of an acre.



COUNCIL TAX BAND 'E' – payable 2018/19 - £2,088.06.

EPC RATING 'E'.

GROSS SQUARE MEASUREMENTS 70.7 sq. metres (761.2 sq. feet) approx.

TENURE The agents are advised this property is FREEHOLD.

AGENT'S NOTE Under the terms of the 1979 Estate Agents Act we are obliged to inform you that the vendor was a relation of one of the Directors of Paul Jeffreys Estate Agents.

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 continuing up onto Langdown Lawn. Before the Hospital fork left into Fawley Road and continue to the top of the hill and on the staggered junction turn right into Butts Ash Lane. Take 1<sup>st</sup> turning left into Yelverton Avenue and at the end turn left into Ashleigh Close and the property will be found in the far right hand corner, 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/10.18





## Ground 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.

independent estate agents

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