



114 Rosebery Avenue, Hythe SO45 3GX

paul jeffreys



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A 2 BED SEMI DETACHED HOUSE WITHIN WALKING DISTANCE OF HYTHE VILLAGE CENTRE WITH PLANNING PERMISSION FOR TWO STOREY EXTENSION

Gas central heating, double glazing, large attractive garden, block pavier driveway with parking for 2/3 cars

ACCOMMODATION

Entrance porch, entrance hall, lounge, kitchen/diner, 2 bedrooms, bathroom

ENTRANCE PORCH UPVC front door with glazed side panel, door to:

ENTRANCE HALL Stairs, Door and doorway to:

LOUNGE c.4.70m x 3.10m (15'4" x 10'4"). Two radiators, front and rear aspect windows.

KITCHEN/DINER c.4.70m x 4.10m to 2.90m (15'4" x 13'7" to 9'6"). Range of base units with cupboards and drawers, space & plumbing for automatic washing machine, built in oven & gas hob with stainless steel extractor hood above, worktops, stainless steel sink unit, cupboard housing 'Worcester' boiler, tiled splashbacks & walls, range of wall cupboards, space for Amercian style fridge/freezer, radiator, front and rear aspect windows, understairs cupboard, door to rear.

LANDING Radiator, rear aspect window, hatch to loft.

BEDROOM 1 c.4.73m x 3.16m (15'5" x 10'2"). Overstairs cupboard, two radiators, front and rear aspect windows.

BEDROOM 2 c.3.10m x 2.56m (10'3" x 8'4"). Radiator, front aspect window.

BATHROOM WC, wash hand basin, panelled bath with mixer tap shower attachment over, fully tiled walls, heated towel rail, rear and side aspect windows.

GARDEN – REAR: 12.20 (40ft) Max depth, 12.20 (40ft) Max width, the area measures 5.03m/ 16.6ft from the side of the house to side boundary. Planning permission for two storey side extension, large Astrotrurf area, raised brick wall to lawned area, mature shrub beds, patio, garden shed, garden tap, side gate to front. **FRONT:** Block paved driveway with parking for 2/3 cars, mature shrubbery, sliding front gate.

COUNCIL TAX BAND 'B' – payable 2018/19 - £1,328.76.

EPC RATING To be advised.

TENURE The Agents are advised this property is FREEHOLD.

GROSS SQUARE MEASUREMENTS 70 sq. metres (759 sq. feet) approx.

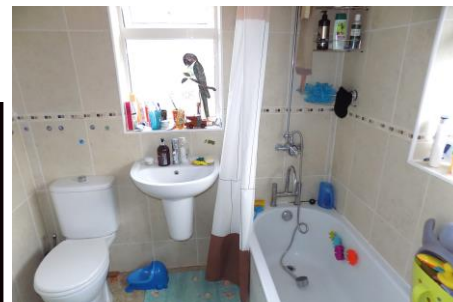
DIRECTIONS Leave Hythe via New Road and Langdown Lawn and after a short while turn left into Deerleap Way and proceed a short way along where the property will be found on the left hand side just after Knightwood Road.

AGENTS NOTE There is Planning Permission in place for a two storey extension to the side of the property, plans for which are available for inspection at our office.

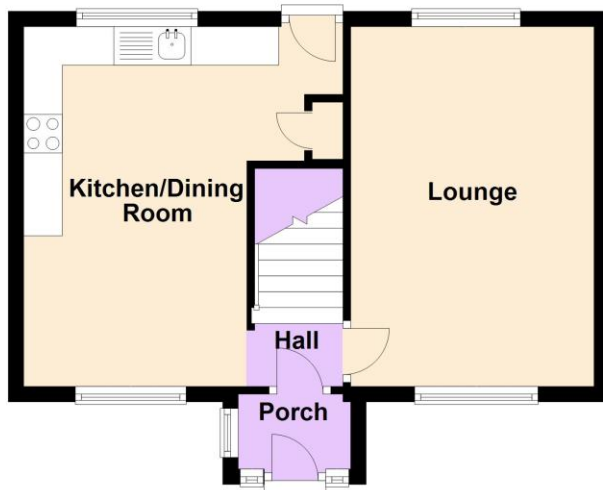
NOTE PAUL JEFFREYS HAVE NOT TESTED ANY APPLIANCE MENTIONED IN THESE PARTICULARS, INCLUDING CENTRAL HEATING AND SERVICES AND CANNOT CONFIRM THAT THEY ARE IN WORKING ORDER. ALL PHOTOGRAPHS ARE FOR GUIDANCE AND ITEMS WITHIN THE PHOTOGRAPHS MAY NOT BE INCLUDED IN THE SALE.

VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK.

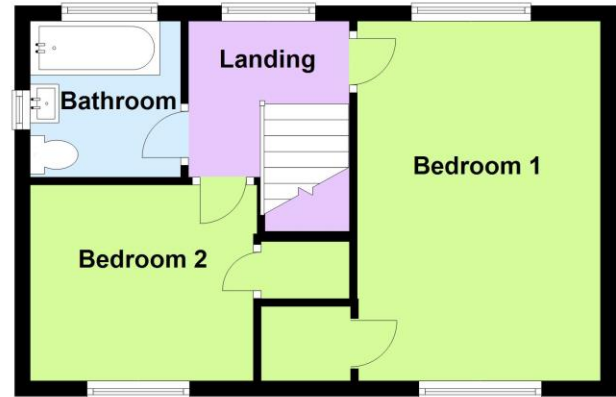
MJD/HC/11.18



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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