



33 Cavalier Close, Dibden SO45 5TU

paul jeffreys





## 33 Cavalier Close, Dibden

### A 2 BEDROOM SEMI-DETACHED HOUSE

With adjoining driveway & carport, having been improved & benefiting from double glazed conservatory, short walk of Applemore Recreation Centre & Tesco  
Gas central heating, refitted bathroom

### ACCOMMODATION

Entrance lobby, lounge, kitchen/breakfast room, conservatory, 2 double bedrooms, bathroom

**ENTRANCE LOBBY** UPVC half glazed door & glazed side panel, front aspect window, telephone point, glazed door to:

**LOUNGE** c.5.31m x 3.95m (17'5" x 13'). Front aspect window, gas fire, double radiator, stairs with open space below, glazed door to:

**KITCHEN/BREAKFAST ROOM** 3.95c.m x 2.75m (13' x 9'). Range of units comprising inset circular stainless steel sink unit with drainer, cupboards below, space & plumbing for automatic washing machine, range of base units with cupboards and drawers with worktops above with tiled splashbacks. Range of wall cupboards, larger type cupboard, 'Stoves' gas cooker, space for fridge/freezer and breakfast table, wood laminate flooring, 'Glow-Worm' gas fired boiler with timer, radiator, window and part glazed door leading to:

**CONSERVATORY** c.3.57m x 2.94m (11'9" x 9'8"). Of UPVC double glazed construction with tiled floor, power & light. Double doors leading to rear garden.

**LANDING** Hatch to loft space with drop down ladder, the loft being partly boarded, with electric light.

**BEDROOM 1** c.3.95m x 2.90m (13' x 9'6"). Front aspect window, radiator.

**BEDROOM 2** c.3.95m x 2.77m (13' x 9'1"). Rear aspect window, radiator, airing cupboard with lagged tank and immersion, built in range of wardrobes with 3 sliding doors.

**BATHROOM** Recently refitted with white suite with fully tiled walls, comprising panelled bath with shower screen and 'Aquastream' shower, WC, wash hand basin in vanity unit, large matching wall cupboard, radiator, tiled floor, extractor fan, side aspect window.

### OUTSIDE

**FRONT GARDEN:** Of open plan design being laid to lawn with flower and shrub bed, driveway leading through recently installed double gates to CARPORT, which has power and light and tap, open access leads through to the REAR GARDEN: Laid to lawn with flower and shrub beds with small decked area, concrete hard standing with shed to remain.



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

EPC RATING 'E'.

GROSS SQUARE MEASUREMENTS 77.5 sq. metres (833 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.

DIRECTIONS Leave Hythe via Jones Lane and on reaching the junction with Southampton Road turn right into Southampton Road. Follow the road along taking 3<sup>rd</sup> turning left into Claypits Lane and on reaching the roundabout proceed across and then meet the junction with Cumberland Way. Turn left into Cumberland Way and Cavalier Close will be found as the first turning on the left with the property just in on the right.

VIEWING STRICTLY BY APPOINTMENT

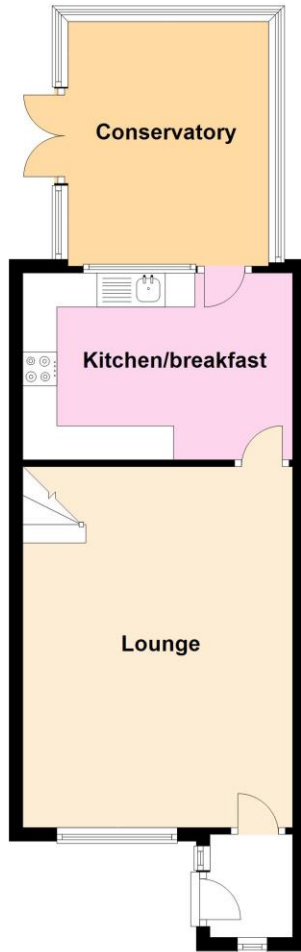
OPEN	Weekdays	9.00am – 6.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

PMD/HC/11.18

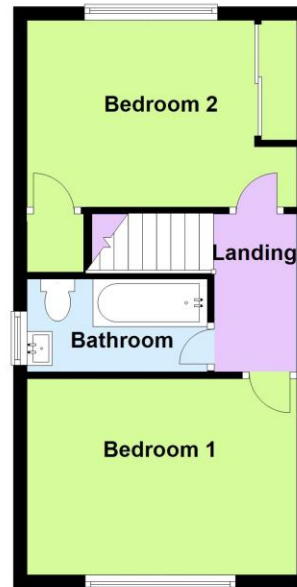




### Ground Floor



### 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.

independent estate agents

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