



86 Fairview Drive, Hythe SO45 5GY

paul jeffreys



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A DETACHED BUNGALOW, WITHIN LEVEL WALK OF HYTHE CENTRE

Gas central heating (new boiler 2017), double glazing, plastic fascia & soffits, long drive to detached garage, south facing rear aspect. NO CHAIN.

ACCOMMODATION

Entrance hall, lounge/dining room, kitchen, 3 bedrooms, shower room, conservatory

ENTRANCE HALL Radiator, access to roof space.

LOUNGE/DINING ROOM c.6.07m x 3.58m (19'11" x 11'9 max. measurements). Two radiators, two TV points, stone fire surround with fitted electric fire.

KITCHEN c.3.45m x 2.69m (11'4" x 8'10"). Part tiled walls, inset single drainer stainless steel sink unit with adjoining corner worktop, low level cupboards and drawers and space for washing machine, separate plumbing. Built in 'Hotpoint' stainless steel 4 burner gas hob with stainless steel oven beneath, range of wall cupboards. Further worktop with low level cupboards and drawers, wall cupboards over, broom cupboard, space for fridge/freezer, radiator, extractor fan, door to garden.

BEDROOM 1 c.3.86m x 3.38m (12'8" x 11'1"). Radiator.

BEDROOM 2 c.3.73m x 2.77m (12'3" x 9'1"). Radiator, doot to:

CONSERVATORY c.4.57m x 2.87m (15' x 9'5"). Cavity brick and glazed construction, ceramic tiled floor, door to garden.

BEDROOM 3 c.2.92m x 2.34m (9'7" x 7'8"). Radiator.

SHOWER ROOM Fully tiled walls with shower cubicle, having plumbed in shower, vanity hand basin with cupboard beneath, mirror fronted medicine cabinet over, low level WC with concealed cistern, heated towel radiator, extractor fan, airing cupboard with factory lagged hot water cylinder and water softener.

OUTSIDE Long tarmac driveway leads to DETACHED BRICK GARAGE with up and over door. The garden to the front is open plan and laid to lawn with pedestrian access on either side of the bungalow that leads to the south facing rear garden, with two areas of paved patio, area of lawn with shrubs and bushes. Timber garden shed. There is a wind out awning at the rear above Bedroom 1's window.

COUNCIL TAX BAND 'D' – payable 2018/19 - £1,708.41.

EPC RATING 'D'.

TENURE The Agents are advised this property is FREEHOLD.

GROSS SQUARE MEASUREMENTS 88.7sq. metres (955.1 sq. feet) approx.

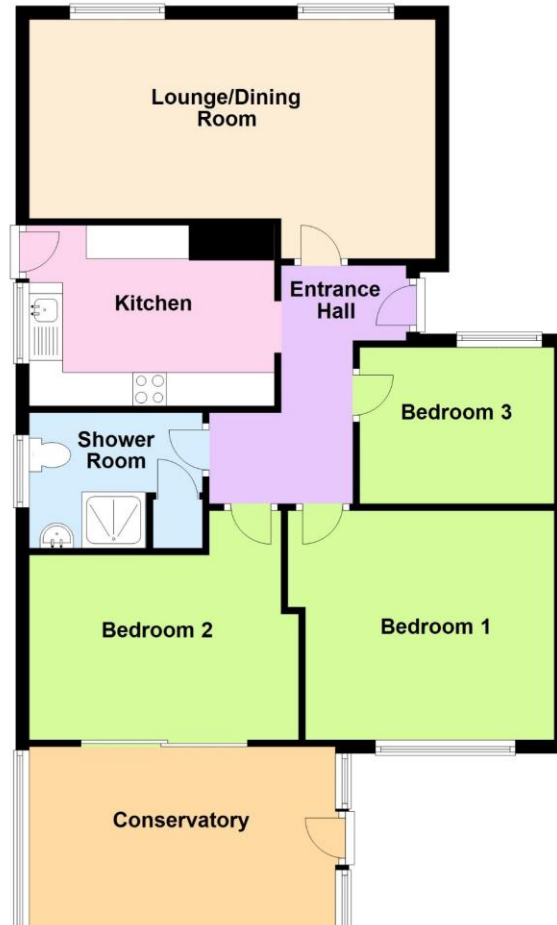
DIRECTIONS Leave Hythe via New Road and take 3rd turning right into Mousehole Lane. At the end turn right and immediately left into Hollybank Crescent and 2nd left into Fairview Drive, where the bungalow will be seen a short way along on the left.

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/11.18



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.

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