



2 Capella Gardens, Dibden SO45 5UE

paul jeffreys



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A MID-TERRACE HOUSE,
WITH REFITTED KITCHEN & BATHROOM, GARAGE IN BLOCK
Gas central heating, plastic fascias/soffits/gutters. NO CHAIN.

ACCOMMODATION
Entrance lobby, lounge/diner, kitchen,
2 double bedrooms, bathroom

ENTRANCE LOBBY UPVC part glazed front door, further glazed door to:

LOUNGE/DINER c.5.69m x 3.79m (18'8" x 12'5"). Front aspect window, two double radiators, telephone and TV points, stairs with small cupboard and open space below, door to:

KITCHEN c.3.79m x 2.53m (12'5" x 8'4"). Fitted with range of white gloss units comprising inset single drainer sink unit with cupboards below and space and plumbing for automatic washing machine. Range of base units with cupboards and drawers with worktops above and tiled splashbacks, gas stainless steel hob with extractor hood over and oven below, range of wall cupboards, space for fridge/freezer, wood laminate flooring, glazed door and window (not double glazed) to:

SUN LOUNGE c.3.30m x 2.83m (10'10" x 9'3"). Of timber construction with transparent roof and sliding patio door leading to rear garden, radiator.

LANDING Hatch to loft space with drop-down ladder, the loft houses the gas-fired boiler, thermostat control.

BEDROOM 1 c.3.79m x 3.11m (12'5" x 10'2"). Radiator, front aspect window.

BEDROOM 2 c.3.79m x 2.50m (12'5" x 8'2"). Radiator, rear aspect window, airing cupboard with lagged and immersion.

BATHROOM White suite comprising panelled bath with fully tiled surround with mixer tap shower attachment, pedestal wash hand basin with tiled splashback, close coupled WC, extractor fan, radiator.

OUTSIDE FRONT GARDEN: Of open plan design with small lawned area.
REAR GARDEN: Small lawned area. The rear garden is fully fenced and there is a pedestrian gate to the rear of the garden leading to the GARAGE situated in the block to the rear of the property.

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

EPC RATING 'C'.

TENURE The Agents are advised this property is FREEHOLD.

GROSS SQUARE MEASUREMENTS 73 sq. metres (785 sq. feet) approx.

DIRECTIONS Leave Hythe via New Road and Langdown Lawn passing the hospital on your left. At the roundabout take 3rd exit into Upper Mullins Lane, which leads into Challenger Way and after just over 1 mile turn left into Cumberland Way. Capella Gardens will be found as the 1st turning on the left, with No. 2 located just in on the left by our For Sale board.

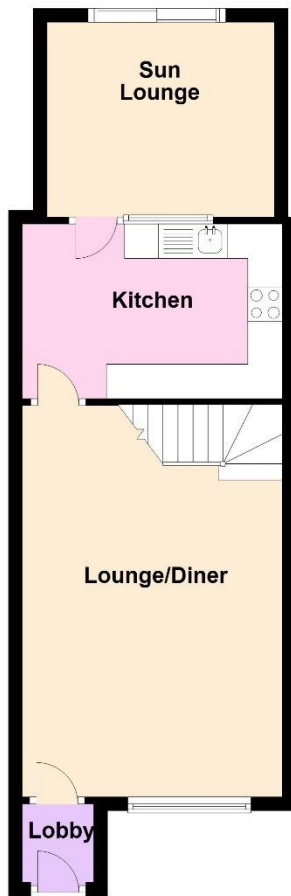
NOTE PAUL JEFFREYS HAVE NOT TESTED ANY APPLIANCE MENTIONED IN THESE PARTICULARS, INCLUDING CENTRAL HEATING AND SERVICES AND CANNOT CONFIRM THAT THEY ARE IN WORKING ORDER. ALL PHOTOGRAPHS ARE FOR GUIDANCE AND ITEMS WITHIN THE PHOTOGRAPHS MAY NOT BE INCLUDED IN THE SALE.

VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK.

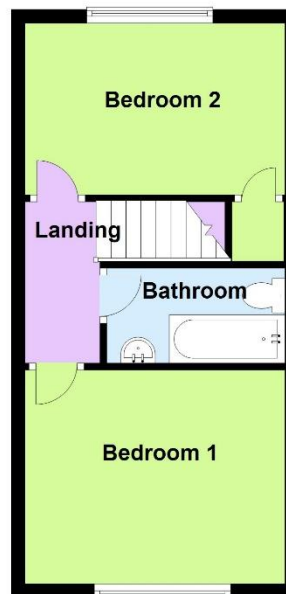
PMD/HC/12.18



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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