



51 Dukeswood Drive, Dibden Purlieu SO45 4NH

paul jeffreys



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A 3 BEDROOM END TERRACE HOUSE, IN NEED OF MODERNISATION, IN POPULAR LOCATION
Gas central heating, double glazing, converted garage, driveway with parking for 3 cars. NO CHAIN.

ACCOMMODATION

Entrance porch, family room, cloakroom, lounge/diner, kitchen, 3 bedrooms, bathroom, separate WC

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

FAMILY ROOM c.5.47m x 2.42m (17'11" x 7'11"). Telephone point, TV point, radiator, worktop space with cupboards & plumbing, combination gas boiler, recessed downlighters, front aspect window, door to:

CLOAKROOM WC, wash hand basin, front aspect window.

LOUNGE/DINER c.6.17m x 3.57m narrowing to 2.86m (20'3" x 11'9" narrowing to 9'5"). Two radiators, TV point, gas fire, large understairs cupboard, front and rear aspect windows.

KITCHEN c.3.18m x 2.55m (10'5" x 8'4"). Range of base units with cupboards and drawers, space for cooker and dishwasher, worktop space, stainless steel sink unit, tiled splashbacks, range of wall cupboards, larger cupboard, radiator, rear aspect window, UPVC part glazed rear door.

LANDING Airing cupboard with radiator, hatch to loft with pull down ladder.

BEDROOM 1 c.4.13m x 3.15m (13'7" x 10'4"). Telephone point, radiator, front aspect window.

BEDROOM 2 c.3.18m x 3.10m (10'5" x 10'2"). Radiator, built in wardrobe cupboard, rear aspect window.

BEDROOM 3 c.3.02m x 2.99m (9'11" x 9'10"). Radiator, built in wardrobe cupboard, front aspect window.

BATHROOM Panelled bath with mixer tap shower attachment with fully tiled surround, pedestal wash hand basin, medicine cabinet, radiator, rear aspect window.

WC Rear aspect window, WC.

OUTSIDE FRONT: Block paved driveway with parking for 3 cars, mature shrub. **REAR:** Patio area, mostly lawned with mature shrubbery and tree, rear gated access, garden shed, side access with storage space, garden tap.

COUNCIL TAX BAND 'C' – Payable 2018/19 - £1,518.59.

EPC RATING 'D'.

TENURE The Agents are advised this property is FREEHOLD.

GROSS SQUARE MEASUREMENTS 100.6 sq. metres (1,082 sq. feet) approx.

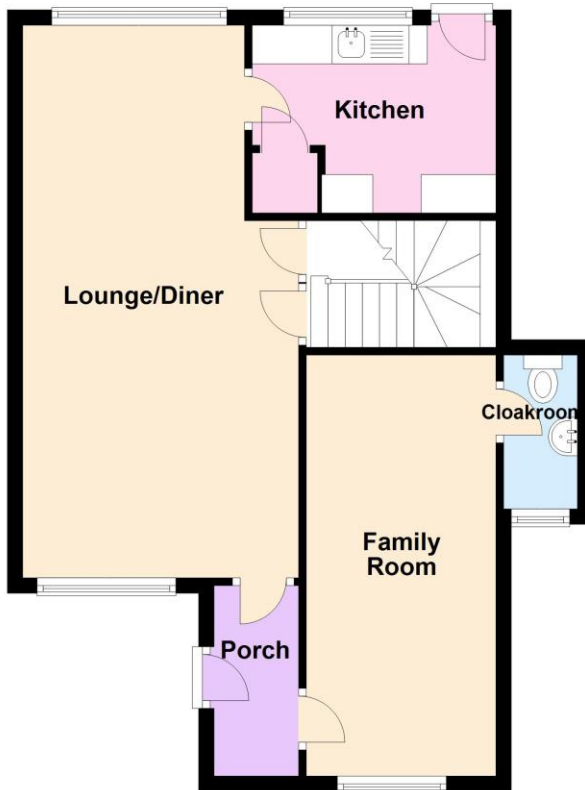
DIRECTIONS Leave Hythe via New Road and Langdown Lawn passing the hospital on your left. At the roundabout take 1st exit into Whitewater Rise and 3rd left into Dukeswood Drive, the property will be found further up on the left, indicated by our For Sale board.

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.

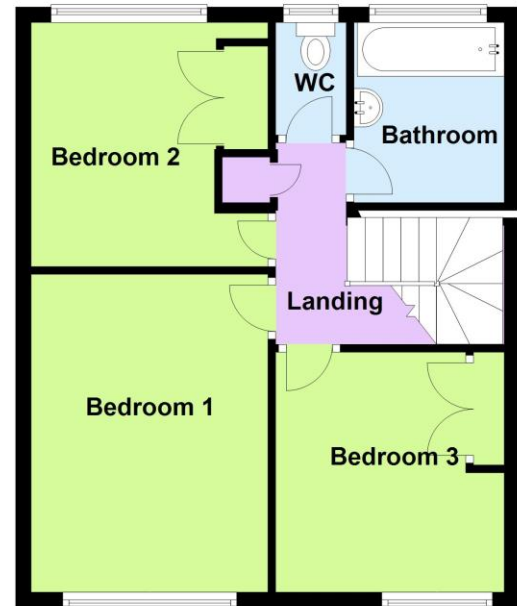
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK.
MJD/HC/12.18



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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