



Garstone, 7 Nash Road, Dibden Purlieu SO45 4RR

paul jeffreys





## 7 Nash Road, Dibden Purlieu

A DETACHED HOUSE, IN FAVOURED LOCATION  
REQUIRING UPDATING & WITH SCOPE TO  
EXTEND (stpp)

Walking distance of Noadswood/Orchard Schools, oil fired central heating (gas in road), double glazing, cavity wall insulation, good sized garden. NO CHAIN.

### ACCOMMODATION

Entrance hall, lounge, dining room, kitchen,  
3 bedrooms, bathroom, separate WC

**ENTRANCE HALL** Double and single radiators, cupboards beneath staircase, telephone point.

**LOUNGE** c.3.96m x 3.78m (13' x 12'6" plus bay). Tiled fireplace, double and single radiators, TV aerial lead, telephone point.

**DINING ROOM** c.3.96m x 3.45m (13' x 11'4"). Patio doors to garden, double radiator, serving hatch to kitchen, telephone point.

**KITCHEN** c.2.74m x 2.49m (12'3" x 8'2"). Part tiled walls, inset 1.5 bowl single drainer stainless steel sink unit with adjoining worktop with low level cupboards and space for electric cooker at one end. Further worktop with low level cupboards and space for washing machine and under-counter refrigerator, range of wall cupboards, door to:

**REAR LOBBY** With door to SEPARATE WC with low level suite. Door to cupboard housing 'Grant' oil fired boiler for central heating and hot water system.

**LANDING** Telephone point, access to roof space.

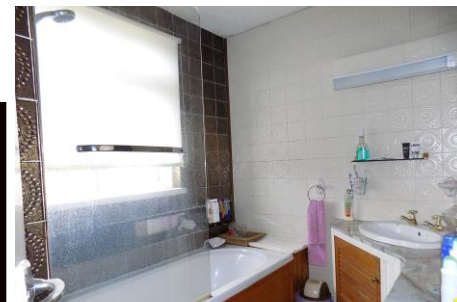
**BEDROOM 1** c.3.96m x 3.78m (13' x 12'6"). Range of fitted wardrobe cupboards, TV point, radiator, two wall light points, telephone point.

**BEDROOM 2** c.3.96m x 3.45m (13' x 11'4"). Airing cupboard with factory lagged hot water cylinder and immersion heater, double and single radiators.

**BEDROOM 3** c.2.57m x 2.19m (8'5" x 7'2"). Radiator.

**BATHROOM** Fully tiled walls, panelled bath with plumbed in shower over, vanity hand basin & cupboard beneath, shaver/light fitting, mirror tiles to part of wall over basin.

**OUTSIDE** Five bar gate and concrete driveway lead to DETACHED SECTIONAL GARAGE with up-and-over door, personal door and electricity connected. The garden to the front is laid to lawn with shrubs and bushes, side access on either side of the property leads to the westerly facing rear garden, with area of lawn, shrubs, trees and bushes, the rear boundary being formed by deep conifer hedge. The plot has a frontage to Nash Road of approx. 13.4m/44' and a depth of 46m/151' or thereabouts. Outside tap, oil storage tank.



COUNCIL TAX BAND 'E' – payable 2018/19 - £2,088.06.

EPC RATING tbc

GROSS SQUARE MEASUREMENTS 100.4 sq. metres (1,081 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 New Road, which leads onto Langdown Lawn passing the hospital on your left. At the roundabout proceed straight across to Dibden Purlieu and turn right in the centre into North Road. Take 3<sup>rd</sup> turning left into Nash Road and the property will be seen on the right hand side.

VIEWING STRICTLY BY APPOINTMENT

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

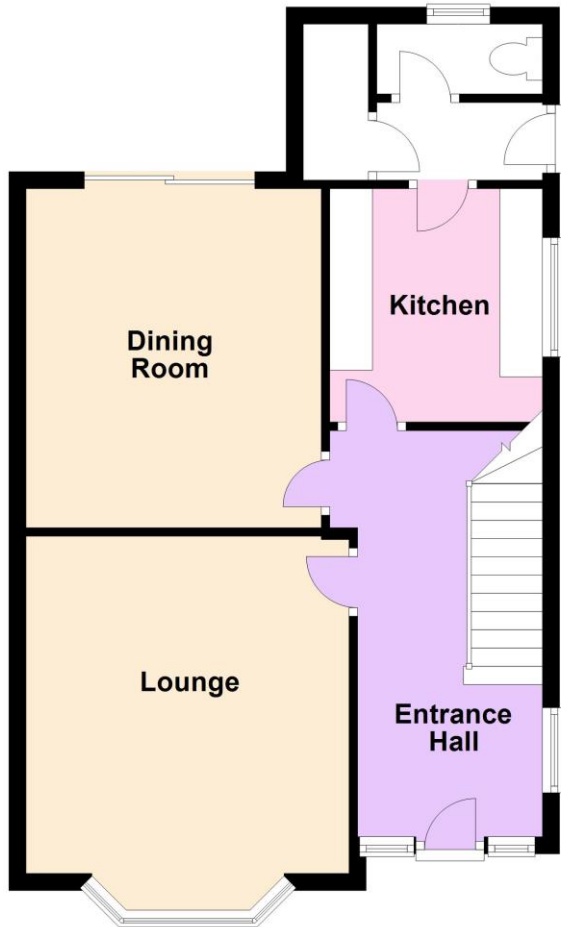
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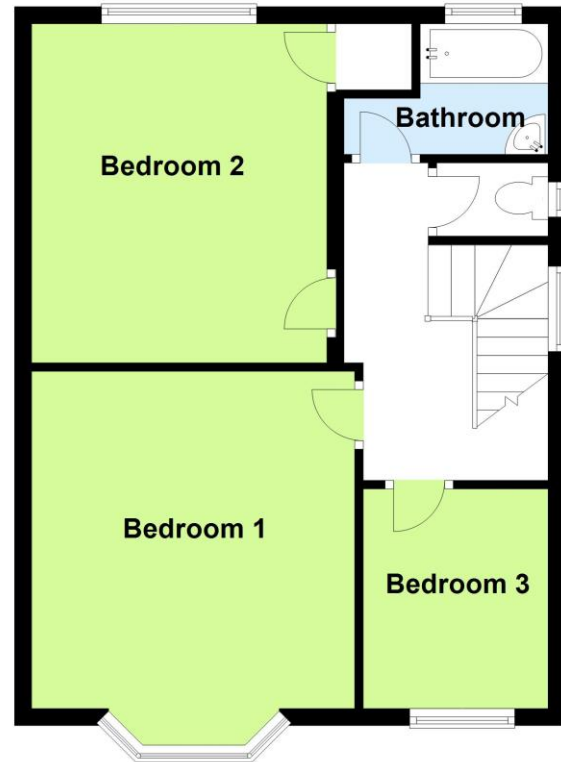




## Ground Floor



## 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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