



1 Butts Bridge Road, Hythe SO45 3HF

paul jeffreys



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AN IMPROVED SEMI DETACHED HOUSE WITH REFITTED KITCHEN/DINER

Recently erected UPVC conservatory with underfloor heating, utility room, off road parking for 2 cars, UPVC double glazing, gas central heating

ACCOMMODATION

Entrance hall, lounge, kitchen/diner, conservatory, utility room, 3 bedrooms, refitted bathroom

ENTRANCE HALL UPVC front door, wood laminate flooring, radiator, stairs.

LOUNGE c.4.00m x 3.60m (13'2" x 11'10"). Front aspect window, radiator, brick fireplace with gas coal effect fire with tiled hearth.

KITCHEN/DINING ROOM c.5.50m x 2.73m (18'2" x 9'). Refitted with attractive range of mid oak units comprising inset single drainer stainless steel sink unit with cupboards and drawers with space and plumbing for dishwasher/washing machine and further space for fridge below worktop. Good range of base units with cupboards and drawers with worktops above. Range of wall cupboards including two glass fronted display cupboards, stainless steel gas hob with extractor hood over and 'Hotpoint' oven below. Larder cupboard and further cupboard housing gas meter. Tiled floor, radiator, rear aspect window, door to:

SIDE PASSAGE Rear aspect window and glazed door with two full height glazed side panels leading to:

CONSERVATORY c.3.18m x 3.18m (10'5" x 10'5"). Constructed within the last year and of part brick cavity, UPVC double glazed construction with glass self cleaning roof. Underfloor heating and glazed double doors leading to rear garden.

PASSAGE WAY Door to front of property and fully glazed door to rear garden. Two doors leading to:

UTILITY ROOM c.3.86m x 1.40m (12'8" x 4'7"). Ample space for appliances with plumbing for automatic washing machine. Small front aspect window, Plumbing for WC. NOTE: The utility room and passage way are of single skin construction

LANDING Side aspect window and hatch to loft space housing 'Baxi' gas fired boiler.

BEDROOM 1 c.4.02m x 2.79m (13'2" x 9'2"). (Measurement excludes wardrobes). Radiator and front aspect window. Large three sliding door built-in wardrobe and airing cupboard with lagged tank and immersion.

BEDROOM 2 c.3.70m x 2.71m (12'1" x 8'11"). Rear aspect window, radiator, three door wardrobe to remain.

BEDROOM 3 c.2.94m x 2.20m (9'8" x 7'3"). Front aspect window, radiator and small storage cupboard.



BATHROOM Refitted with white suite and fully tiled walls. Comprising panelled bath with 'Mira' shower over, pedestal wash hand basin, close coupled WC, tiled floor, chrome heated towel rail, extractor fan and rear aspect window.

OUTSIDE

FRONT GARDEN: The front garden is of open plan design being laid to lawn with block paved wide driveway with parking for two vehicles. Access to the rear garden is via the internal passage way.

REAR GARDEN: With paved patio, lawned area, flower and shrub beds, external power point and outside tap.

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

EPC RATING 'D'

GROSS SQUARE MEASUREMENTS 100 sq. metres (1069 sq. feet) approx.

TENURE The agents are advised this property is FREEHOLD.

AGENTS NOTE: There is an annual fee for the upkeep of the communal grassed areas on the development to Butt Ash Wood Residents Association, the annual cost of which is £

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 continuing on to Langdown Lawn. After a short way turn left into Ipley Way and continue to the very bottom, bearing to the right up into Rosebery Avenue. Continue up Rosebery Avenue, almost to the full length taking the first road on the right hand side which is Butts Bridge Road at the top of the hill and number 1 will be found as the first property on the left hand side, indicated by our 'For Sale' board.

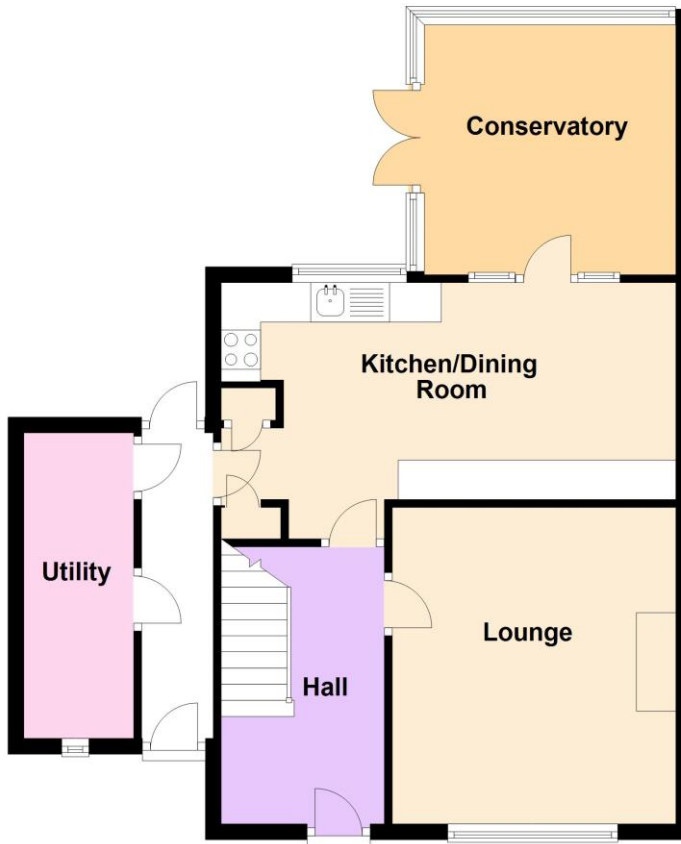
VIEWING STRICTLY BY APPOINTMENT

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

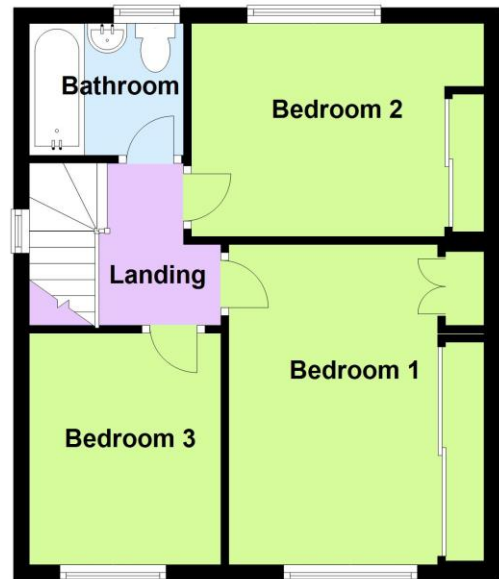




Ground Floor



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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