



30 Pennine Gardens, Dibden Purlieu SO45 5RZ

paul jeffreys



30 Pennine Gardens, Dibden Purlieu

A MODERN MID-TERRACE HOUSE, WITHIN WALKING DISTANCE OF ORCHARD & NOADSWOOD SCHOOLS, IDEAL FOR INVESTMENT OR FIRST TIME BUYERS

Gas central heating, double glazing, conservatory, garage
NO CHAIN.

ACCOMMODATION

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

ENTRANCE HALL Staircase to first floor, meter cupboard, double radiator, door to:

LOUNGE c.4.75m x 3.48m (15'7" x 11'5"). Box bay window, thermostat, two TV points & TV aerial lead, radiator, door to:

KITCHEN/DINING ROOM c.4.45m x 2.83m (14'7" x 9'3"). Part tiled walls, inset single drainer stainless steel sink unit with adjoining corner worktop, low level cupboards & drawers and fitted 'Neue' oven with ceramic hob & extractor over, range of adjoining wall cupboards one housing 'Worcester' gas boiler for central heating & hot water system, radiator, cupboard beneath staircase, door to:

CONSERVATORY c.2.99m x 2.83m (9'10" x 9'3"). Double doors to garden.

LANDING Acces to roof space, airing cupboard with lagged hot water cylinder.

BEDROOM 1 c.4.16m x 2.58m (13'7" x 8'6"). Range of free-standing wardrobe cupboards to remain, radiator.

BEDROOM 2 c.3.41m x 2.58m (11'2" x 8'6"). Radiator.

BEDROOM 3 c.2.28m x 1.80m (7'6" x 6'). Radiator.

SHOWER ROOM Fully tiled walls, quadrant shower cubicle with plumbed in shower, hand basin, low level WC suite, towel radiator.

OUTSIDE The garden to the front is laid to lawn, the rear garden is on 3 levels with steps from paved patio up to decked area, beyond which is a cultivated section. The path gives access to pedestrian door which leads to GARAGE with electronic up-and-over door and electricity connected.

COUNCIL TAX BAND To be advised.

EPC RATING 'C'.

TENURE The Agents are advised this property is FREEHOLD.

GROSS SQUARE MEASUREMENTS 77.7 sq. metres (836.7 sq. feet) approx.

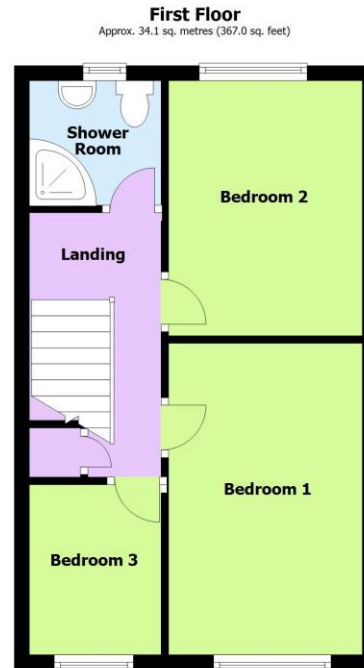
DIRECTIONS Leave Hythe via New Road and Langdown Lawn passing the hospital on your left. At the roundabout take 3rd exit into Upper Mullins Lane, which leads into Challenger Way and Pennine Gardens is on the right hand side as you proceed down the hill, the property being indicated by our For Sale board.

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.

JRS/HC/03.19





Total area: approx. 77.7 sq. metres (836.7 sq. feet)

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

023 8084 8555

sales@pauljeffreys.co.uk

pauljeffreys.co.uk

Zoopa.co.uk

rightmove.co.uk
The UK's number one property website

paul jeffreys

Sales | lettings | land

Open 7 Days

 Paul Jeffreys Estate Agents

 @pauljeffreys92