



27 Capella Gardens, Dibden SO45 5UE

paul jeffreys



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A SEMI DETACHED BUNGALOW WITH DRIVEWAY
UPVC double glazed windows and doors, electric heating,
NO CHAIN

ACCOMMODATION

Entrance hall, lounge, kitchen, 2 bedrooms, bathroom

ENTRANCE HALL Part glazed UPVC front door, airing cupboard with lagged tank, hatch to loft space and glazed door to:

LOUNGE c.4.87m x 3.19m (16' x 10'6"). Front aspect window, gas fire, storage heater, TV and telephone points. Door to inner lobby and sliding door to:

KITCHEN c.2.39m x 1.43m (7'10" x 4'8"). Comprising inset single drainer stainless steel sink unit with one cupboard below and space and plumbing for automatic washing machine. One base unit with cupboard and drawer with worktops above and tiled splashbacks. Electric cooker point. Range of wall cupboards, electric wall heater, built-in larder cupboard and front aspect window.

INNER LOBBY Doors to:

BEDROOM 1 c.4.06 x 2.70m (13'4" x 8'10" max measurements as room is slightly 'L' shaped). Rear aspect window and storage heater.

BEDROOM 2 c.2.90m x 2.07m (9'6" x 6'9" excluding door recess). Rear aspect window and storage heater.

BATHROOM Comprising panelled bath with part fully tiled surround with 'Triton' shower. Pedestal wash hand basin, close coupled WC, tiled surrounds, storage heater, extractor fan and side aspect window.

OUTSIDE

FRONT GARDEN: Of open plan design, being laid to lawn with flower and shrub beds. Concrete drive leading through wooden gates with parking for two cars which gives access to the **REAR GARDEN:** Laid to lawn with flower and shrub beds being fully enclosed with fencing. Timber shed and small timber store.

COUNCIL TAX BAND To be advised

EPC RATING 'E'.

TENURE The Agents are advised this property is FREEHOLD.

GROSS SQUARE MEASUREMENTS 43.9 sq. metres (472 sq. feet) approx.

DIRECTIONS Leave Hythe via Jones Lane and on reaching the junction with Southampton Road, turn right and then take the third turning on the left hand side into Claypits Lane. Continue to the roundabout turning left and then take the third turning on the right into Cumberland Way and Capella Gardens will be found as the first turning on the left hand side with the property located in on the right hand side, indicated by our 'For Sale' board.

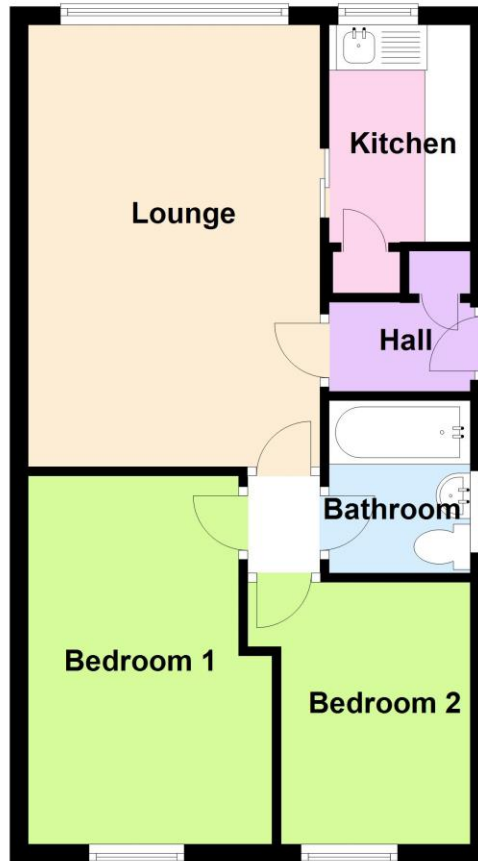
NOTE PAUL JEFFREYS HAVE NOT TESTED ANY APPLIANCE MENTIONED IN THESE PARTICULARS, INCLUDING CENTRAL HEATING AND SERVICES AND CANNOT CONFIRM THAT THEY ARE IN WORKING ORDER. ALL PHOTOGRAPHS ARE FOR GUIDANCE AND ITEMS WITHIN THE PHOTOGRAPHS MAY NOT BE INCLUDED IN THE SALE.

VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK.

PMD/TW/05.19



Ground 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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