



20 Rockery Close, Dibden SO45 5HE

paul jeffreys



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A SPACIOUS 3 BEDROOM DETACHED FAMILY HOUSE IN POPULAR LOCATION

Gas central heating, double glazing, garage, en suite,
short walk of Health & Leisure Centre and supermarket.
NO CHAIN.

ACCOMMODATION

Entrance hall, cloakroom, lounge, dining room, kitchen,
3 bedrooms, bathroom, en suite shower

ENTRANCE HALL Radiator, UPVC part glazed front door,
doors to:

CLOAKROOM WC, wash hand basin, radiator, side aspect
window.

LOUNGE c.4.67m x 4.43m narrowing to 2.40m (15'4" x
14'6" narrowing to 7'10"). Two radiators, understairs
cupboard, front aspect window, TV point, double glazed
French doors to garden.

DINING ROOM c.3.26m x 2.61m (10'8" x 8'7"). Radiator,
telephone point, front aspect window.

KITCHEN c.3.09m x 2.37m (10'2" x 7'9"). Range of base
units with cupboards & drawers, electric ceramic hob,
cooker with extractor above, space for automatic washing
machine, dishwasher & fridge/freezer, worktops, stainless
steel 1.5 bowl sink unit, tiled splashbacks, range of wall
cupboards, radiator, 'Worcester' boiler, door to side.

LANDING Hatch to loft, airing cupboard.

BEDROOM 1 c.3.68m x 2.87m (12'1" x 9'5"). Radiator,
built in wardrobes, front aspect window, door to:

EN SUITE WC, pedestal wash hand basin, shower cubicle
with shower over and fully tiled surround, part tiled walls,
extractor fan, radiator, side aspect window.

BEDROOM 2 c.3.67m x 2.63m (12' x 8'8"). Radiator, built
in cupboards and wardrobes, front aspect window.

BEDROOM 3 c.2.66m x 1.98m (8'9" x 6'6" inc. wardrobes).
Radiator, built in wardrobes, rear aspect window.

FAMILY BATHROOM WC, pedestal wash hand basin,
panelled bath with mixer tap shower over, part tiled walls,
extractor fan, radiator, rear aspect window.

OUTSIDE -

FRONT GARDEN: Driveway with parking for two cars, up
and over door to garage with power and light, mature
shrubby, small lawned area, gate to rear.

REAR GARDEN: Private garden, mainly laid to lawn, patio
area, shrub beds with mature shrubby, side access with
gate, garden tap, shingle area to rear, side door to garage.



COUNCIL TAX BAND 'E' – payable 2019/20 - £2,176.69.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 81 sq. metres (879 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 Jones Lane and on reaching the junction with Southampton Road turn right and continue along, take 3rd left into Claypits Lane. On reaching the mini roundabout proceed across and take 1st right into Rockery Close and the property will be found a short way in on the right 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

MJD/HC/07.19

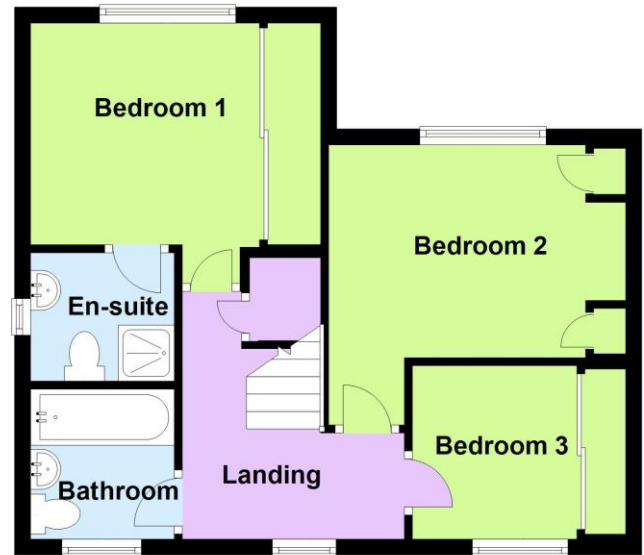




Ground Floor



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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