



21 Corinna Gardens, Dibden SO45 5UB

paul jeffreys



## 21 Corinna Gardens, Dibden

### A 2 BEDROOM SEMI-DETACHED BUNGALOW IN GOOD LOCATION

Driveway with ample parking, short walk of supermarket and Health & Leisure Centre, gas central heating, double glazing  
NO CHAIN (subject to grant of probate)

#### ACCOMMODATION

Entrance porch, lounge, kitchen, small lobby, 2 bedrooms,  
shower room, conservatory

**ENTRANCE PORCH** UPVC part glazed front door with glazed side panel, radiator, storage cupboard, airing cupboard with 'Glow-Worm' combination boiler, door to:

**LOUNGE** c.4.90m x 3.19m (16'1" x 10'6"). Radiator, TV point, telephone point, front aspect window, sliding door to:

**KITCHEN** c.2.52m x 1.79m (8'3" x 5'10"). Range of base units with cupboards and drawers, built in 'Lamona' double oven, 'Lamona' gas hob with stainless steel extractor hood over, built in fridge/freezer, built in washing machine, worktops with stainless steel sink unit, range of wall cupboards, tiled floor, side aspect window.

#### SMALL LOBBY

**BEDROOM 1** c.4.20m x 2.80m narrowing to 2.31m inc. cupboards (13'8" x 9'2" narrowing to 7'7"). Radiator, built in wardrobes, chest of drawers & dressing table, rear aspect window.

**BEDROOM 2** c.2.92m x 2.19m (9'7" x 7'2"). Radiator, French doors to conservatory.

**BATHROOM** WC, wash hand basin in vanity unit, shower cubicle with glass sliding doors and fully tiled surround with 'Triton' electric shower, small mirrored medicine cabinet, heated towel rail, recessed downlighters with extractor fan, access to loft space, side aspect window.

**CONSERVATORY** c.4.09m x 2.35m (13'5" x 7'9"). UPVC double glazed construction with fitted blinds, radiator, wicker three piece suite, French doors to rear.

**OUTSIDE FRONT:** Small laid to lawn area with mature shrubs to front and driveway with parking for 2/3 cars. **REAR:** Laid to lawn area, good sized slightly raised attractive patio, shrub beds with mature shrubbery, small decked area.

**COUNCIL TAX BAND 'B'** – Payable 2019/20 - £1,385.17

**EPC RATING 'C'.**

**GROSS SQUARE MEASUREMENTS** 53 sq. metres (570.9 sq. feet) approx.

**TENURE** The Agents are advised this property is FREEHOLD.

**DIRECTIONS** Leave Hythe via Jones Lane and on reaching the junction with Southampton Road turn right and continue along this road, taking 3<sup>rd</sup> turning left into Claypits Lane. On reaching the mini roundabout take 1<sup>st</sup> left into Challenger Way, follow for a short way and take 2<sup>nd</sup> left into Corinna Gardens and the property will be found a short way up on the left, 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.**

MJD/HC/07.19









## 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.

independent estate agents

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 Paul Jeffreys Estate Agents

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