



21 The Mead, Hythe SO45 5AY

paul jeffreys



21 The Mead, Hythe

A 2 BEDROOM DETACHED BUNGALOW IN A POPULAR ROAD

Gas central heating, double glazing, detached garage,
driveway with ample parking. NO CHAIN.

ACCOMMODATION

Entrance hall, lounge/diner, conservatory, kitchen,
2 bedrooms, shower room

ENTRANCE HALL UPVC front door with glazed side panel,
radiator, airing cupboard, access to loft space, telephone
point, archway to:

KITCHEN c.3.04m x 2.77m (10' x 9'10"). Range of base
units with cupboards and drawers, space for automatic
washing machine, space for dishwasher, space for cooker,
space for fridge, space for freezer, worktop space, 1.5
bowl enamel sink unit, tiled splashbacks, range of wall
cupboards, recessed downlighters, side and rear aspect
windows.

LOUNGE/DINER c.5.21m x 3.26m (17'10" x 10'7").
Electric fire with wooden surround, TV point, wood
flooring, side aspect window, wooden glazed double doors
to conservatory with glazed side panels.

CONSERVATORY c.3.13m x 2.04m (10'3" x 6'7"). UPVC
construction, tiled flooring, UPVC door to rear.

BEDROOM 1 c.4.26m x 3.26m (14' x 10'7"). Radiator, built
in wardrobes, front aspect window.

BEDROOM 2 c.3.08m x 3.04m (10'11" x 10'). Radiator,
front aspect window.

SHOWER ROOM WC, pedestal wash hand basin, large
walk-in shower cubicle with electric shower over and fully
tiled surround, small heater, tiled flooring, recessed
downlighters, side aspect window.

OUTSIDE

FRONT GARDEN: Laid to lawn area and driveway with
ample parking.

REAR GARDEN: Paved area, mostly laid to lawn, mature
shrubbery and shrub beds, mature tree, side access,
garden shed, access to DETACHED GARAGE, south facing
garden.



COUNCIL TAX BAND 'D' – Payable 2019/20 - £1780.93.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 68.9 sq. metres (742 sq. feet) approx.

TENURE The agents are advised this property is FREEHOLD.

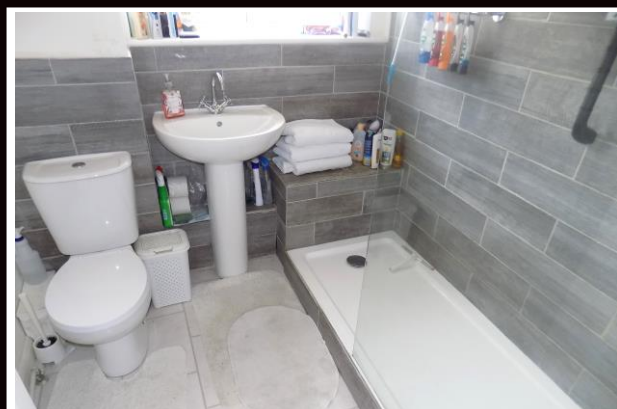
NOTE Paul Jeffreys have not tested any appliance mentioned in these particulars, including central heating and services and cannot confirm that they are in working order. All photographs are for guidance and items within the photographs may not be included in the sale.

DIRECTIONS Leave Hythe via New Road and Langdown Lawn, passing the Hospital on your left. Take 3rd exit at the roundabout into Upper Mullins Lane and 2nd right into Overbrook, continue for a short while and take 2nd left into The Mead where the property will be seen on the left hand side.

VIEWING STRICTLY BY APPOINTMENT

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

MJD/HC/08.19





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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