



22 Carpenter Close, Hythe SO45 6DR

paul jeffreys



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SITUATED WITHIN WALKING DISTANCE OF VILLAGE CENTRE
A 2 BEDROOM SEMI-DETACHED HOUSE
Gas central heating, double glazing, garage in block. NO CHAIN.

ACCOMMODATION

Entrance hall, lounge/dining room, kitchen, 2 bedrooms,
shower room

ENTRANCE PORCH With storage cupboard off, door to:

ENTRANCE HALL Parquet flooring, radiator.

LOUNGE c.4.47m x 3.58m (14'8" x 11'9"). Double glazed patio doors to garden, storage cupboard beneath staircase, radiator, TV point.

KITCHEN c.2.97m x 1.65m (9'9" x 5'5"). Part tiled walls, inset single drainer stainless sink unit with adjoining worktops, low level cupboards and drawers, range of wall cupboards, fitted 4 burner gas hob with extractor over, built in eye level cooker, space for fridge/freezer, wall mounted 'Worcester' gas boiler for central heating and hot water.

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

BEDROOM 1 c.3.58m x 2.36m (11'9" x 7'9"). Radiator.

BEDROOM 2 c.3.56 max. x 2.69m (11'8" x 8'10"). Wardrobe cupboard, radiator.

SHOWER ROOM. Shower cubicle with plumbed in shower, pedestal hand basin, low level WC suite, fully tiled walls, radiator.

OUTSIDE Garage in nearby courtyard with up-and-over door. The garden to the front is laid to lawn with flower and shrub beds and pedestrian side gate leads to the rear garden, which offers a degree of privacy having a paved patio, area of lawn, well stocked flower and shrub beds, timber garden shed.

COUNCIL TAX BAND 'C' payable 2019/20 - £1,583.05.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 53.8 sq. metres (579.2 sq. feet) approx.

TENURE The Agents are advised this property is FREEHOLD

DIRECTIONS Leave Hythe via New Road, taking 3rd right into Mousehole Lane and Carpenter Close will be seen as the 1st turning on the right.

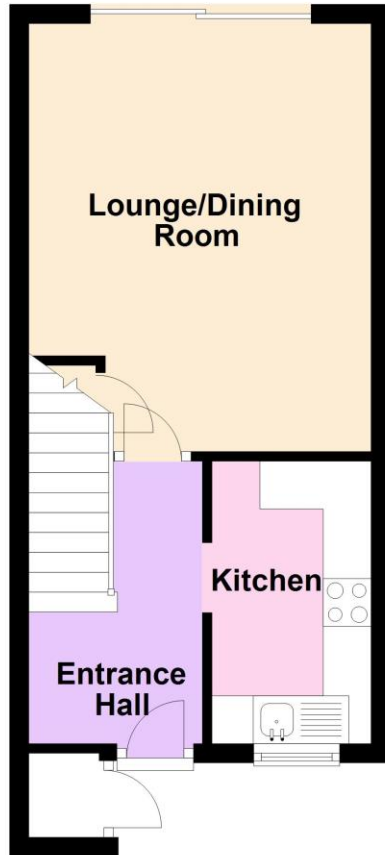
NOTE PAUL JEFFREYS HAVE NOT TESTED ANY APPLIANCE MENTIONED IN THESE PARTICULARS, INCLUDING CENTRAL HEATING AND SERVICES AND CANNOT CONFIRM THAT THEY ARE IN WORKING ORDER. ALL PHOTOGRAPHS ARE FOR GUIDANCE AND ITEMS WITHIN THE PHOTOGRAPHS MAY NOT BE INCLUDED IN THE SALE.

VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

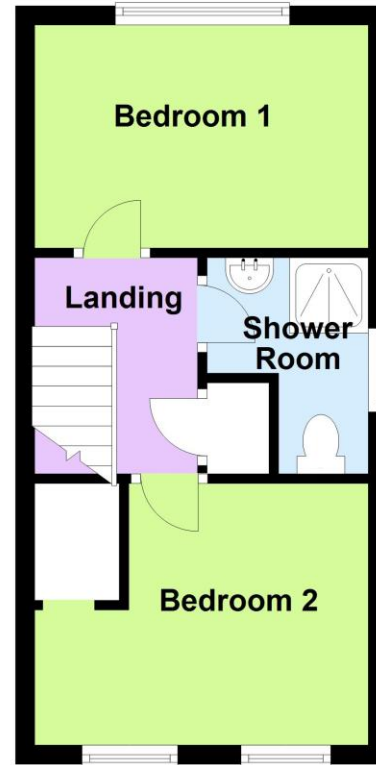
JRS/HC/08.19



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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