



5 Wadmore Close, Hythe SO45 6JW

paul jeffreys



5 Wadmore Close, Hythe

A 3 STOREY TOWNHOUSE WITHIN A SHORT WALK OF THE WATERFRONT & HYTHE CENTRE

Gas central heating, double glazing, easily maintained garden. NO CHAIN.

ACCOMMODATION

Entrance hall, cloakroom, utility room, bedroom 4/family room, lounge, kitchen/dining room, 3 bedrooms, en suite shower room, family bathroom, garage

ENTRANCE HALL Two double radiators, telephone point, double cloaks cupboard, personal door to garage, wood laminate flooring.

CLOAKROOM Low level WC suite, corner hand basin, radiator.

UTILITY ROOM c.2.03m x 1.83m (6'8" x 6'). Part tiled walls, single drainer stainless steel sink unit with adjoining worktop, low level cupboard & drawer, space for washing machine & refrigerator. Double wall cupboard, wall mounted 'Vaillant' combination gas boiler for central heating & hot water, radiator, door to garden, extractor fan.

BEDROOM 4/FAMILY ROOM c.3.18m x 2.67m (10'5" x 8'7"). Patio doors to garden, telephone point, radiator, wood laminate flooring.

LANDING Double storage cupboard.

KITCHEN/DINING ROOM c.4.78m x 3.18m (15'8" x 10'5"). Part tiled walls, inset 1.5 bowl single drainer stainless steel sink unit with worktops, low level cupboards & drawers and integrated dishwasher. Built in gas hob with oven beneath, range of wall cupboards and stainless steel extractor. Integrated fridge/freezer, double radiator, double doors to balcony, wood laminate flooring, ceiling downlighters.

LOUNGE c.4.78m x 3.76m (15'8" x 12'4"). Period style fire surround with fitted coal effect electric fire, gas point to one side, two double radiators, 2 ceiling fans/lights, wood laminate flooring, door to balcony, telephone point, TV point.

2ND FLOOR LANDING Radiator, access to roof space, which is partly boarded with light & power.

BEDROOM 1 c.3.25m x 3.10m (10'8" x 10'2" plus recess). Double wardrobe cupboard, radiator, ceiling fan/light, door to Juliet balcony, telephone point, door to:

EN SUITE SHOWER ROOM Fully tiled shower cubicle with plumbed in shower, pedestal hand basin with tiled splashback, low level WC, radiator, extractor fan, shaver point.

BEDROOM 2 c.3.30m x 2.59m (10'10" x 8'6" max. measurements). Double built in wardrobe cupboard,



BEDROOM 3 c.3.58m x 2.13m (11'9" x 7'). Radiator.

BATHROOM Part tiled walls, panelled bath with mixer taps & shower fitment, pedestal hand basin, low level WC suite, shaver point, extractor fan, double radiator.

OUTSIDE Driveway allows parking for one car and gives access to INTEGRAL GARAGE c.6.35m x 2.67m (20'10" x 8'9") with up and over door, light & power. The rear garden enjoys a degree of privacy and has been landscaped for easy maintenance with covered patio area and gate through to lawned area with artificial grass beyond which is a further paved area. Playhouse to remain.

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

EPC RATING tbc

GROSS SQUARE MEASUREMENTS 129.3 sq. metres (1,392.1 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.

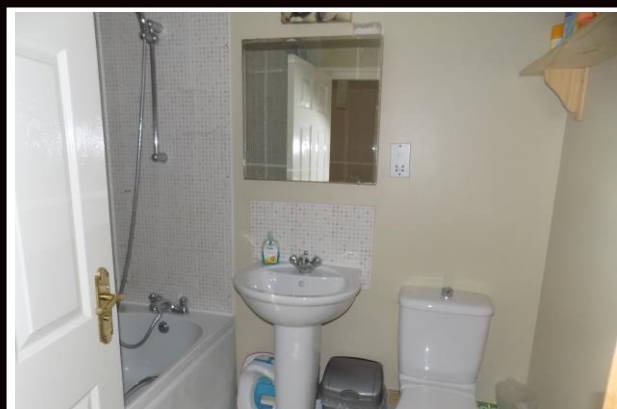
AGENT'S NOTE There is an annual maintenance charge of currently £290 payable to SPL Management.

DIRECTIONS Leave Hythe via St Johns Street taking 2nd left into Shore Road, 1st left into Scott-Paine Drive and Wadmore Close is the 1st turning on the right.

VIEWING STRICTLY BY APPOINTMENT

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

JRS/HC/08.19







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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