



10 Malwood Road, Hythe SO45 5FB

paul jeffreys



10 Malwood Road, Hythe

A MODERN 2 BED. FIRST FLOOR MAISONETTE ON A 999 YEAR LEASE

Within a short walk of Hythe Village Centre
Gas central heating, double glazing, modern kitchen & bathroom,
garage with space for parking in front. NO CHAIN.

ACCOMMODATION

Entrance porch, landing, lounge, kitchen/diner, 2 bedrooms,
bathroom

ENTRANCE PORCH Part glazed UPVC front door, storage cupboard.

LANDING Access to loft space, radiator, side aspect window.

LOUNGE c.4.41m x 3.73m (14'6" x 12'3"). Radiator, TV point, fireplace with gas fire, front and side aspect windows.

KITCHEN/DINER c.3.41m narrowing to 2.65m x 2.95m (11'2" narrowing to 8'8" x 9'7"). Range of base units with cupboards and drawers, built in washing machine, slimline dishwasher, stainless steel oven & gas hob with stainless steel extractor fan over, stainless steel 1.5 bowl sink unit, tiled splashbacks, worktops, range of wall cupboards, space for dining table, rear aspect window.

BEDROOM 1 c.3.97m x 3.14m (13' x 10'4"). Radiator, built in wardrobe, rear and side aspect windows.

BEDROOM 2 c.3.73m x 2.94m (12'3" x 9'8"). Radiator, built in overstairs cupboard, front aspect window.

BATHROOM WC, wash hand basin, panelled curved bath with shower overhead, tiled flooring, recessed downlighters, extractor fan, fully tiled walls, chrome heated towel rail, utility/airing cupboard with power, rear aspect window.

OUTSIDE Easy maintenance, all shingled with small patio area to rear, shared driveway with access to garage (to the right looking at property) with power & light with space in front for parking, Westerly facing garden.

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

EPC RATING tbc

GROSS SQUARE MEASUREMENTS 71.4 sq. metres (769.4 sq. feet) approx.

TENURE The Agents are advised this property is LEASEHOLD on a 999 year lease.

DIRECTIONS Leave Hythe via Prospect Place, at the mini roundabout take 1st exit into Jones Lane, continue to the end turning left and immediately right into Hollybank Road, 1st left into Malwood Road, where the property will be found on the right hand side approx. ¾ of the way up.

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/11.19





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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