



16 Cheviot Drive, Dibden SO45 5TZ

£215,000

paul jeffreys



## 16 Cheviot Drive, Dibden

AN IMPROVED & WELL-MAINTAINED MID-TERRACE HOUSE IN POPULAR LOCATION WITHIN SHORT WALK OF APPLEMORE RECREATION CENTRE, TESCO & BEAULIEU HEATH  
2 double bedrooms, refitted kitchen, GCH (new boiler installed within last year), garage in block. NO CHAIN.

### ACCOMMODATION

Entrance porch, lounge, kitchen, 2 double bedrooms, bathroom

ENTRANCE PORCH Half glazed UPVC front door, further glazed door to:

LOUNGE c.5.73m x 3.78m (18'10" x 12'5"). Two radiators, TV point, thermostat control, staircase, front aspect window, part glazed door to:

KITCHEN c.3.78m x 2.47m (12'5" x 8'1"). Fitted with range of modern white fronted units comprising inset stainless steel single drainer sink unit with cupboards below and space & plumbing for automatic washing machine, range of base units with cupboards & drawers with worktops above and tiled splashbacks, range of wall cupboards including two glass fronted display cupboards, gas stainless steel hob with stainless steel extractor hood over & electric oven below, wine rack, broom type cupboard, space for fridge/freezer, tiled floor, 'Vaillant' gas fired wall-mounted boiler, rear aspect window, half glazed door to rear garden.

LANDING Radiator, hatch to loft space.

BEDROOM 1 c.3.78m x 3.16m (12'5" x 10'4"). Front aspect window, double radiator.

BEDROOM 2 c.3.78m x 2.50m (12'5" x 8'2"). Rear aspect window, radiator, airing cupboard with lagged tank & immersion.

BATHROOM White suite comprising panelled bath with part fully tiled surround with 'Triton' shower over, wash hand basin with tiled surround,

close coupled WC, tiled shelf, radiator, extractor fan.

OUTSIDE – FRONT GARDEN: Of open plan design being laid to lawn with mature hedge to one boundary. REAR GARDEN: Being fully paved and easy to maintain with small flower beds, two outside lights, pedestrian gate to rear of garden leading through to GARAGE IN BLOCK.

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

EPC RATING 'C'.

TENURE The Agents are advised this property is FREEHOLD.

GROSS SQUARE MEASUREMENTS 63.3 sq. metres (681.2 sq. feet) approx.

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 on the left into Claypits Lane. On reaching the mini roundabout proceed across and to the junction with Cumberland Way turning left and Cheviot Drive will be found as the 2<sup>nd</sup> turning left. The property is in fact approached off Cumberland Way via a pathway.

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.

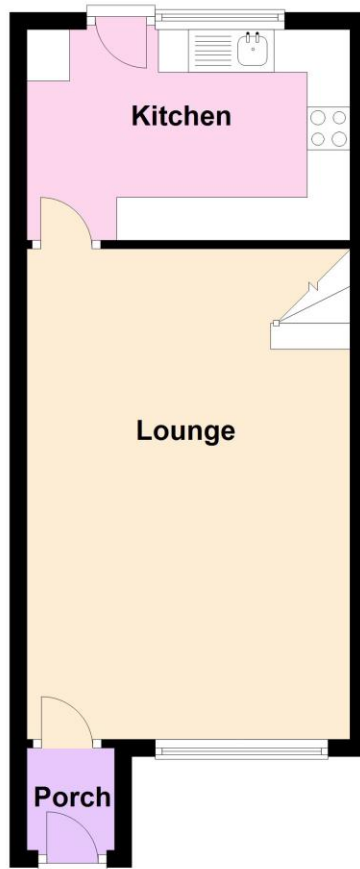
NOTE FLOOR PLAN IS FOR GUIDANCE ONLY.

VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK.

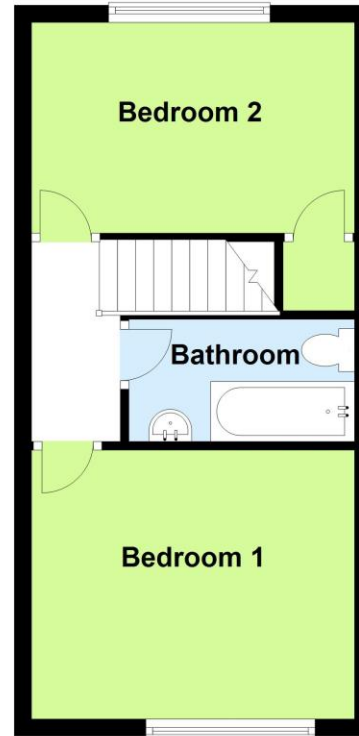
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## Ground Floor



## 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.

independent estate agents

**023 8084 8555**

[sales@pauljeffreys.co.uk](mailto:sales@pauljeffreys.co.uk)

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 Paul Jeffreys Estate Agents

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