

12 Merrivale Close, Hythe SO45 5XA

paul jeffreys



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A RECENTLY REDECORATED DETACHED BUNGALOW Approx. 1 mile from Hythe Centre Gas central heating, double glazing, garage/workshop NO CHAIN

## ACCOMMODATION

Entrance hall, cloakroom, 3 bedrooms, bathroom, lounge, dining room, kitchen, utility room

ENTRANCE HALL Door to garage, radiator.

CLOAKROOM Half tiled walls, low level WC, hand basin, radiator, tiled floor.

UTILITY ROOM c.2.60m x 2.00m (8'6" x 6'5"). Single drainer stainless steel sink unit with cupboards and drawer beneath, cupboard housing 'Glow-Worm' gas boiler for central heating and hot water, radiator, door to garden.

DINING ROOM c.3.73m x 3.30m ( $12'3'' \times 10'10''$ ). Double doors to garden, radiator, open access to inner hall, sliding door to:

KITCHEN c.3.58m x 2.39m (11'9" x 7'10"). Double drainer stainless steel sink unit with adjoining worktop, having low level cupboards and drawers, wall cupboards over. Further worktops with central cooker space with gas & electric points, low level cupboards and drawers, range of wall cupboards, door to garden.

LOUNGE c.4.98m x 3.58m ( $16'4'' \times 11'9''$ ). Fire surround with fitted coal effect electric fire, radiator, TV point, double doors to garden.

INNER HALL Airing cupboard with factory lagged hot water cylinder, radiator, access to roof space.

BATHROOM Fully tiled walls, panelled bath, pedestal hand basin with mirror and shaver/light fitting over, quadrant shower cubicle with plumbed in shower, low level WC suite, towel radiator.

BEDROOM 1 c.4.12m x 3.58m ( $13'6'' \times 11'9''$  measurements excl. the range of mirror fronted wardrobe cupboards). Radiator.

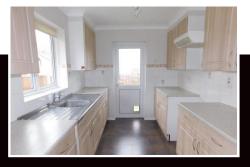
BEDROOM 2 c.3.76m x 2.97m (12'4" x 9'9"). Radiator.

BEDROOM 3 c.2.92m x 2.74m (9'7" x 9'). Mirror fronted wardrobe cupboard with open shelving to one side, radiator.

OUTSIDE Tarmac driveway leads to ATTACHED GARAGE/ WORKSHOP c.5.95m x 3.43m ( $19'6'' \times 11'3''$ ) with up-andover door, personal door and electricity connected. The garden to the front is mainly shrubs & bushes with garden store, pedestrian side gate leads to the side and rear garden, which is laid mainly to lawn with flower & shrub beds, outside tap, aluminium greenhouse.







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

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 123.8 sq. metres (1,332.4 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.

NOTE FLOOR PLAN IS FOR GUIDANCE ONLY.

DIRECTIONS Leave Hythe via Prospect Place and Jones Lane, at the end turn left and immediately right into Hollybank Road. At the end turn right into Dale Road and Merrivale Close will be seen as the 1<sup>st</sup> turning on the left.

VIEWING STRICTLY BY APPOINTMENT Weekdays

Saturday

Sunday

OPEN

9.00am - 6.00pm 9.00am – 4.00pm 10.00am – 3.00pm

JRS/HC/02.20



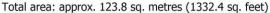












IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.

