



12 Merrivale Close, Hythe SO45 5XA

paul jeffreys



12 Merrivale Close, Hythe

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" x 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" x 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" x 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" x 11'3") with up-and-
over 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 1st turning on the left.

VIEWING STRICTLY BY APPOINTMENT

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

JRS/HC/02.20





Ground Floor

Approx. 123.8 sq. metres (1332.4 sq. feet)



Total area: approx. 123.8 sq. metres (1332.4 sq. feet)

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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