



31 Cheviot Drive, Dibden SO45 5TZ

paul jeffreys



31 Cheviot Drive, Dibden

A 2-BED MID-TERRACE HOUSE IN POPULAR LOCATION

Gas central heating, double glazing, garage in block, conservatory. NO CHAIN.

ACCOMMODATION

Entrance porch, lounge/diner, kitchen/breakfast room, conservatory, 2 bedrooms, bathroom

ENTRANCE PORCH UPVC glazed front door, door to:

LOUNGE/DINER c.5.76m x 3.82m (18'11" x 12'6"). Radiator, telephone point, TV point, front aspect window, door to:

KITCHEN/BREAKFAST ROOM c.3.82m x 1.94m (12'6" x 6'4"). Range of base units with cupboards & drawers, washing machine, stainless steel oven & gas hob with stainless steel extractor hood above, circular sink unit, tiled splashbacks, range of wall cupboards, 'Ideal' gas combination boiler, radiator, tiled flooring, rear aspect window, door to:

CONSERVATORY c.3.26m x 2.69m (10'8" x 8'10"). UPVC construction with pitched roof, tiled flooring, door to garden.

LANDING Hatch to loft space.

BEDROOM 1 c.3.84m x 3.26m (12'7" x 10'8"). Radiator, front aspect window.

BEDROOM 2 c.3.84m x 2.50m (12'7" x 8'2"). Radiator, over-stairs cupboard, rear aspect window.

BATHROOM WC, pedestal wash hand basin, panelled bath with mixer taps, electric shower over, glass shower door, chrome heated towel rail, fully tiled floor and walls, medicine cabinet.

OUTSIDE FRONT: Small lawned area. **REAR:** Easy maintenance decked garden, access to rear leading to GARAGE IN BLOCK.

COUNCIL TAX BAND tbc

EPC RATING tbc

GROSS SQUARE MEASUREMENTS 71.5 sq. metres (769.6 sq. feet) approx.

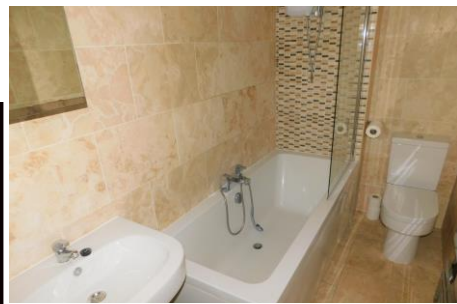
TENURE The Agents are advised this property is FREEHOLD

DIRECTIONS Leave Hythe via New Road and Langdown Lawn, at the roundabout take 3rd exit into Upper Mullins Lane which leads into Challenger Way. At the mini roundabout turn left and at the T junction turn left and 1st left into Cheviot Drive where the property will be found up on the walkway on the left hand side, indicated by our For Sale board.

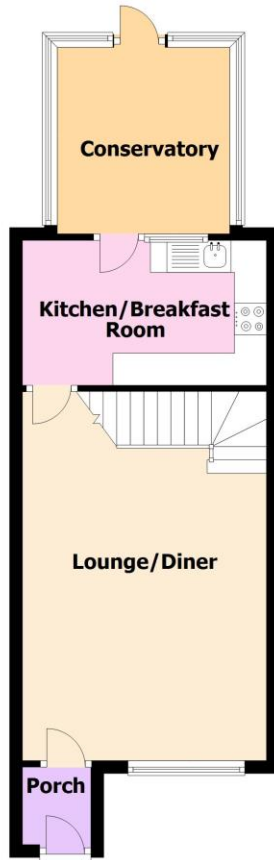
NOTE PAUL JEFFREYS HAVE NOT TESTED ANY APPLIANCE MENTIONED IN THESE PARTICULARS, INCLUDING CENTRAL HEATING AND SERVICES AND CANNOT CONFIRM THAT THEY ARE IN WORKING ORDER. ALL PHOTOGRAPHS ARE FOR GUIDANCE AND ITEMS WITHIN THE PHOTOGRAPHS MAY NOT BE INCLUDED IN THE SALE.

NOTE FLOOR PLAN IS FOR GUIDANCE ONLY

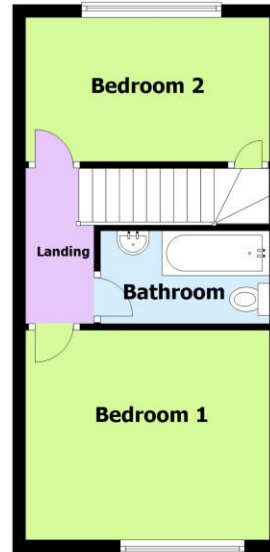
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK



Ground Floor
Approx. 40.4 sq. metres (435.3 sq. feet)



First Floor
Approx. 31.1 sq. metres (334.4 sq. feet)



Total area: approx. 71.5 sq. metres (769.6 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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