



36 Cygnus Gardens, Dibden SO45 5UH

paul jeffreys



36 Cygnus Gardens, Dibden

A TWO BEDROOM END OF TERRACE HOUSE IN POPULAR LOCATION

Short walk of Heath, Leisure Centre and supermarket, ideal first purchase or investment, driveway

ACCOMMODATION

Entrance porch, lounge/diner, kitchen, recently constructed UPVC conservatory, 2 bedrooms, bathroom

ENTRANCE PORCH Wood effect UPVC part glazed front door, wooden glazed door to:

LOUNGE/DINER c.4.27m x 3.35m (14' x 11'). Electric storage heater, front aspect window and door to:

KITCHEN c.3.15m narrowing to 2.11m x 2.36m (10'4" narrowing to 6'11" x 7'9"). Range of base units with cupboards, space for automatic washing machine, space for fridge/freezer, built-in stainless steel 1.5 bowl sink unit, large free-standing larder cupboard with light and shelving, tiled flooring, small understairs cupboard, rear aspect window and door to:

INNER HALL Electric storage heater, stairs and door to:

CONSERVATORY c.2.87m x 2.16m (9'5" x 7'1"). Recently constructed. Electric storage heater, tiled floor as per kitchen, underfloor heating and door to rear.

LANDING Access to loft space, side aspect window and door to:

BEDROOM 1 c.3.35m x 3.20m narrowing to 2.87m (11' x 10'6" narrowing to 9'5"). Electric convector heater and front aspect window.

BEDROOM 2 c.2.44m x 2.06m (8' x 6'9"). Good sized wardrobe/storage cupboard, airing cupboard with tank, electric convector heater and rear

aspect window.

BATHROOM WC, pedestal wash hand basin, panelled bath with electric shower over with fully tiled surround, extractor fan.

OUTSIDE Driveway with parking for one vehicle and parking space to rear, shrub bed to one side with pedestrian side gate leading to the westerly facing rear garden, which is mainly paved and bordered with shrubs and bushes.

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

EPC RATING 'E'.

GROSS SQUARE MEASUREMENTS 25.2 sq. metres (262.2 sq. feet) approx.

TENURE The Agents are advised this property is FREEHOLD

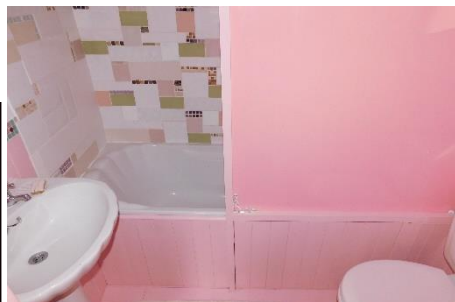
DIRECTIONS Leave Hythe via New Road and Langdown Lawn, at the roundabout take third exit into Upper Mullins Lane which leads into Challenger Way. At the mini roundabout turn left and at the 'T' junction turn right and first left into Cabot Drive and first right into Cygnus Gardens where the property will be seen at the end.

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.

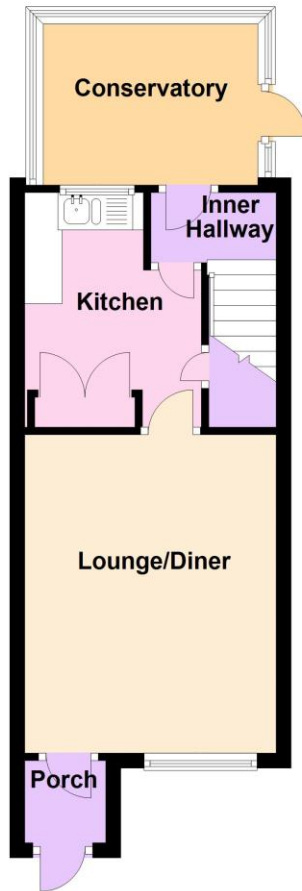
NOTE FLOOR PLAN IS FOR GUIDANCE ONLY

VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

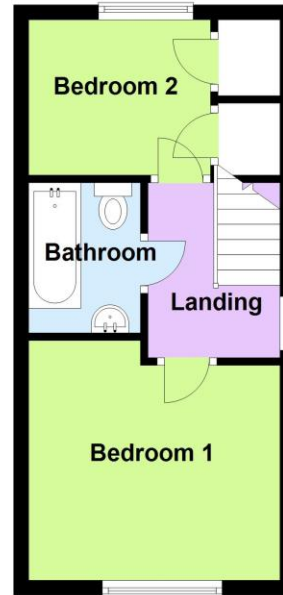
MJD/TW/02.20



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.

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