



Jandor, 19 Ashleigh Close, Hythe SO45 3QN

paul jeffreys





A 3 BEDROOM DETACHED BUNGALOW SITTING ON LARGE PLOT WITH AMPLE SCOPE FOR EXTENSION (stpp)

Parking for 5/6 vehicles and hardstanding for caravan/boat, UPVC double glazed windows and doors, smooth plastered ceilings, gas central heating, NO CHAIN

#### ACCOMMODATION

Entrance hall, lounge, kitchen, 3 bedrooms, bathroom

**ENTRANCE HALL** Half glazed UPVC front door with glazed side panel, radiator, storage cupboard and thermostat control. Hatch to loft with drop down ladder, the loft being part boarded with power and light.

**LOUNGE** c.4.24m x 3.41m (13'11" x 11'2"). Radiator, two front aspect windows and fireplace with chimney.

**KITCHEN** c.3.05m x 2.88m (10' x 9'5" min). Refitted with range of white gloss units comprising inset stainless steel single drainer sink unit with one cupboard below and space and plumbing for automatic washing machine. Range of base units with cupboards and drawers (two base units on casters). Part tiled walls, range of wall cupboards, cupboard housing 'Worcester' gas fired combination boiler (installed 2014 together with new radiators). Electric hob with stainless steel extractor hood over and 'Culina' double oven below. Tiled floor, side aspect window and half glazed door to rear garden.

**BEDROOM 1** c.3.94m x 3.01m (12'11" x 9'11"). Radiator and front aspect window.

**BEDROOM 2** c.3.75m to 3.05m x 3.05m (12'4" (including door recess max) x 10'). Radiator, double glazed French doors to rear garden.

**BEDROOM 3** c.2.93m x 2.46m (9'7" x 8'1"). Radiator and side aspect window.

**BATHROOM** White suite comprising panelled bath with part tiled surround with 'Triton' shower, pedestal wash hand basin, WC, half tiled walls, electric wall heater and rear aspect window.

#### OUTSIDE

**FRONT GARDEN:** Long driveway with parking for 5/6 cars, large pea shingle area and flower and shrub beds. There is side pedestrian access to one side of the property and then access from the driveway to the rear garden. **GARAGE** of brick construction under a tiled roof with power and light.

**REAR GARDEN:** This measures c.42m/140' in depth with a width of 14m/46'. Large paved patio to the immediate rear of the property with two further large paved areas further down the garden. Large lawned area, mature flower and shrub beds, mature hedging. **WORKSHOP** c.3.70m x 3.35m (11'10" x 11'). Being part glazed with power and light with window overlooking garage and door leading to narrow side store.



COUNCIL TAX BAND 'D' – payable 2019/20 -£1780.93

EPC RATING tbc

GROSS SQUARE MEASUREMENTS 67.1 sq. metres (721.7 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 New Road continuing up onto Langdown Lawn. After some way fork left into Fawley Road and at the top of the hill proceed for a short way then turn right into Butts Ash Lane. Take the first turning on the left into Yelverton Avenue and proceed to the bend in the road turning immediately left into Ashleigh Close. The property will be found a short way along on the left-hand side, indicated by our 'For Sale' board.

VIEWING STRICTLY BY APPOINTMENT

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

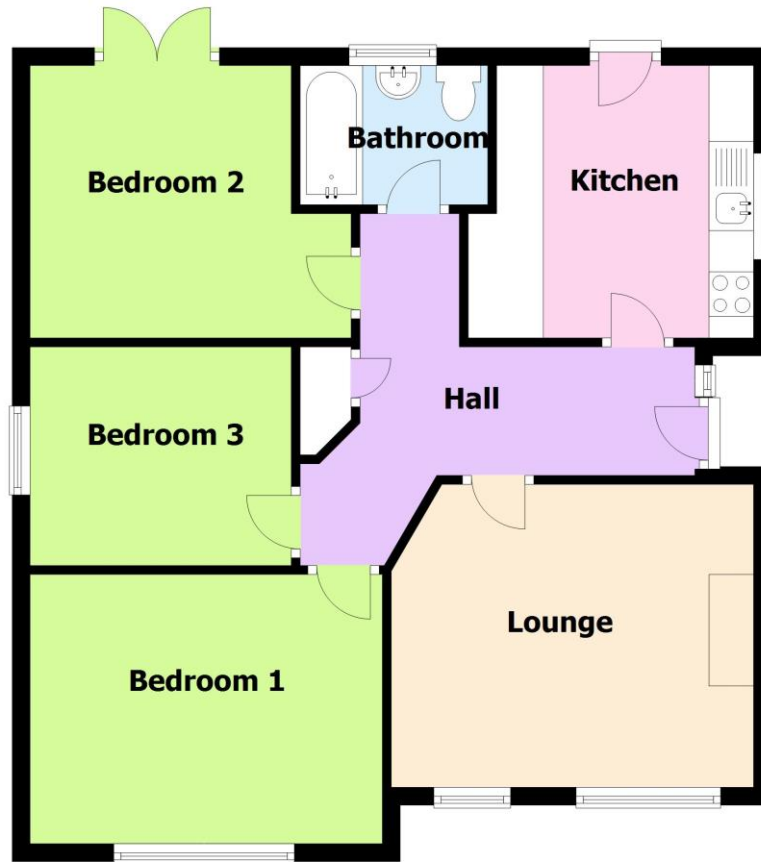
PMD/TW/02.20





## Ground Floor

Approx. 67.1 sq. metres (721.7 sq. feet)



Total area: approx. 67.1 sq. metres (721.7 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.

independent estate agents

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