



1 Devonshire Gardens, Hythe SO45 3QZ

paul jeffreys



1 Devonshire Gardens, Hythe

A GOOD-SIZED 3-BED SEMI-DETACHED HOUSE IN POPULAR LOCATION

Gas central heating, double glazing, sun room to side of property, driveway & garage to rear. NO CHAIN.

ACCOMMODATION

Entrance porch, lounge/diner, sun room, kitchen/breakfast room, 3 bedrooms, bathroom.

ENTRANCE PORCH UPVC part glazed front door, front aspect window.

LOUNGE/DINER c.6.08m x 4.28m (19'11" x 14'). Radiator, gas coal effect fire with sandstone surround, front aspect window, patio doors to:

SUN ROOM c.3.71m x 2.98m (12'2" x 9'9"). UPVC construction with solid roof, radiator, UPVC door to rear.

KITCHEN c.4.21m x 3.30m (13'10" x 10'10"). Range of base units with cupboards and drawers. Built in fridge/freezer, dishwasher, 'Electrolux' oven and grill, microwave. 'Fagor' induction hob, with stainless steel extractor fan over, worktops with twin stainless-steel sink unit, tiled splashbacks, range of wall cupboards, rear aspect window, UPVC glazed door to rear leading to outside toilet, door to garage with power and light and housing 'Glow-Worm' boiler.

LANDING Airing cupboard, hatch to loft space, radiator.

BEDROOM 1 c.4.28m x 3.42m (14' x 11'3"). Radiator, built in wardrobes, front aspect window.

BEDROOM 2 c.3.42m x 3.00m (11'3" x 9'10"). Radiator, built in wardrobes, rear aspect window.

BEDROOM 3 c.3.37m x 2.763m (11'11" x 8'8"). Radiator, built in cupboard, front aspect window.

BATHROOM WC, panelled bath, wash hand basin in large vanity unit, cupboard space, corner shower cubicle with shower over, radiator, fully tiled walls, rear aspect window.

OUTSIDE SIDE GARDEN: Mostly laid to lawn with mature shrub beds,



COUNCIL TAX BAND tbc

EPC RATING tbc

GROSS SQUARE MEASUREMENTS 105.8 sq. metres (1,178.1 sq. feet) approx. excluding garage.

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 and Langdown Lawn forking left into Fawley Road. At the top of the hill and opposite Seadown Veterinary Services turn right into Butts Ash Lane and the property will be found a short way along on the left hand side.

VIEWING STRICTLY BY APPOINTMENT

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

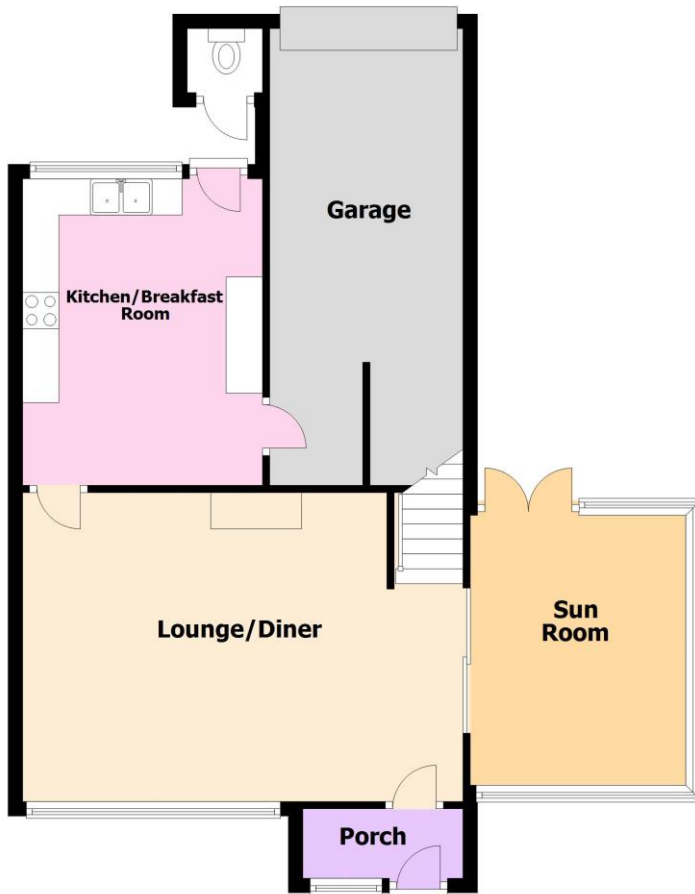
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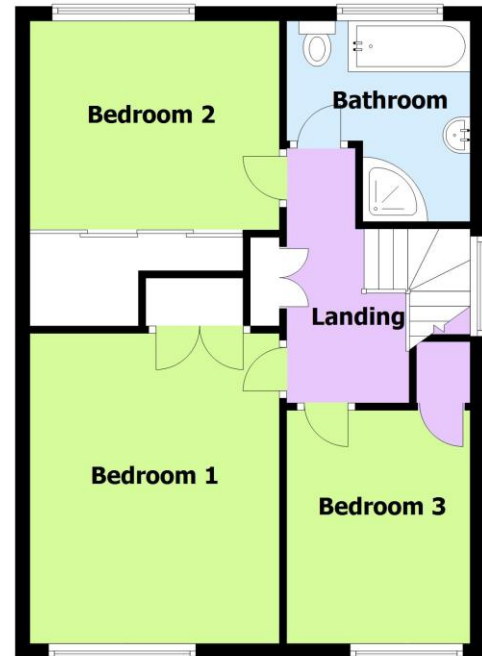
Ground Floor

Approx. 72.3 sq. metres (777.8 sq. feet)



First Floor

Approx. 52.0 sq. metres (559.8 sq. feet)



Total area: approx. 124.3 sq. metres (1337.6 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.

independent estate agents

023 8084 8555

sales@pauljeffreys.co.uk

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