



36 Hollybank Crescent, Hythe SO45 5GH

paul jeffreys



A SPACIOUS 2-BEDROOM DETACHED BUNGALOW
WITHIN SHORT LEVEL WALK OF HYTHE VILLAGE
REQUIRING UPDATING & MODERNISATION
Recently installed boiler, double glazed windows & doors
NO CHAIN

ACCOMMODATION

Entrance hall, lounge, kitchen/breakfast room,
2 double bedrooms, bathroom, separate WC

ENTRANCE HALL Part glazed front door, radiator, hatch to loft space.

LOUNGE c.4.51m x 3.66m (14'10" x 12'). Fireplace, radiator, side aspect window, UPVC glazed double door with glazed side panels to either side leading to rear garden.

KITCHEN/BREAKFAST ROOM c.4.42m x 2.94m to 1.83m (14'6" x 9'8" to 6'). Comprising single drainer stainless steel sink unit with cupboards below and adjoining worktop with space & plumbing for automatic washing machine, one further base unit with worktop above, tiled splashbacks, wall cupboards, space for fridge/freezer and space for breakfast table. Cupboard housing recently installed 'Worcester Greenstar' gas fired boiler, rear and side aspect windows, half glazed door leading to:

UTILITY ROOM c.2.84m x 2.27m (9'4" x 7'5"). Base units with cupboards & drawers with worktops above, tiled floor, polycarbonate roof, front aspect window and glazed door to drive, further rear aspect window and glazed door leading to rear garden.

BEDROOM 1 c.4.11m x 3.18m (13'6" x 10'5"). Front aspect bow window, radiator, built in single cupboard.

BEDROOM 2 c.3.62m x 2.69m (11'11" x 8'10"). Radiator, side aspect window, built in single cupboard.

BATHROOM Fully tiled walls, panelled bath with 'Triton' shower over, pedestal wash hand basin, radiator, side aspect window.

SEPARATE WC WC, fully tiled walls, tiled floor, radiator, side aspect window.

OUTSIDE

FRONT GARDEN: Bordered to the front boundary by brick wall, lawned area, driveway with parking for two vehicles. Side pedestrian access via wrought iron gate to the other side of the property leading to **REAR GARDEN:** Of good size with wide concrete patio, two lawed areas, flower and shrub beds, timber shed, greenhouse, outside tap.



COUNCIL TAX BAND tbc

EPC RATING 'E'.

GROSS SQUARE MEASUREMENTS 86.2 sq. metres (928.1 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 turning right into Mousehole Lane. On the junction with Southampton Road turn right and immediately left into Hollybank Crescent and the property will be found some 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

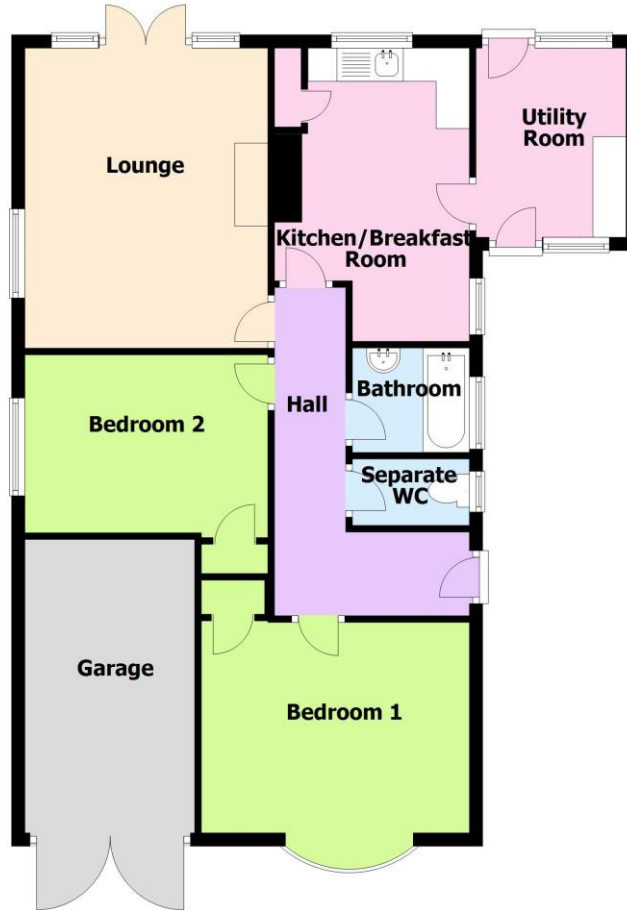
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Ground Floor

Approx. 86.2 sq. metres (928.1 sq. feet)



Total area: approx. 86.2 sq. metres (928.1 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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023 8084 8555

sales@pauljeffreys.co.uk

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