



44 Mountfield, Hythe SO45 5AQ

paul jeffreys



AN IMPROVED DETACHED BUNGALOW WITH DOUBLE GARAGE, OFFERING RECENTLY REFITTED KITCHEN, BATHROOM AND EN SUITE

The property is within a short walk of Hythe village & waterfront. Gas central heating, UPVC double glazed windows & doors

ACCOMMODATION

Entrance hall, lounge/dining room, kitchen,
3 bedrooms, bathroom, en suite

ENTRANCE HALL Replacement part glazed front door, radiator, heating timer/thermostat, airing cupboard with 'Worcester' gas fired boiler, hatch to loft space.

LOUNGE c.6.59m x 4.26m (21'7" x 14'). Front aspect box bay window, glazed double doors leading to rear garden, gas coal effect fire with sandstone surround & mantel, two double radiators, TV point.

KITCHEN c.3.81m x 2.62m (12'6" x 8'7"). Having recently been refitted with range of mid-oak style units comprising inset single drainer sink unit with cupboards below, adjoining worktop with space & plumbing for automatic washing machine. Range of base units with cupboards & drawers with solid wood worktops above, larder type cupboard, range of wall cupboards, space for fridge/freezer. Rear aspect window, half glazed stable door to rear garden.

BEDROOM 1 c.3.55m x 3.51m (11'8" x 11'6"). Double radiator, rear aspect window, door to:

EN SUITE Having been completely recently refitted, with fully tiled walls with wide shower cubicle, wash hand basin in vanity unit, WC with concealed cistern, tiled floor, heated towel rail, smooth plastered ceiling, recessed downlighters, rear aspect window.

BEDROOM 2 c.2.98m x 2.49m (9'9" x 8'2" excl. door recess). Double radiator, front aspect window.

BEDROOM 3 c.3.36m x 2.61m (11' x 8'7"). Double radiator, front aspect window.

SHOWER ROOM Having been recently completely refitted with half tiled walls comprising white suite of corner shower cubicle, WC, wash hand basin in vanity unit, heated towel rail, recessed downlighters, smooth plastered ceiling, front aspect window.

OUTSIDE

FRONT GARDEN: The majority of the front garden is arranged as a flower bed with shrubs and bushes, further lawned area to side of property, side pedestrian access via gate leading to:

REAR GARDEN: With wide full width paved path leading up to raised flower bed and lawned area, patio, well stocked flower and shrub beds, further area of lawn to side of property, whilst to the opposite side is further storage.



Door from garden leading to DETACHED DOUBLE GARAGE with power, light and roof storage and twin electric garage doors. There is parking in front of the garage as well.

COUNCIL TAX BAND tbc

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 93.8 sq. metres (1009.5 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 Jones Lane and on reaching the junction turn right into Southampton Road. After a short way take 3rd turning left into Mountfield and proceed up the hill and the property will be found by taking 2nd turning left and it will be immediately on the right hand side.

VIEWING STRICTLY BY APPOINTMENT

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

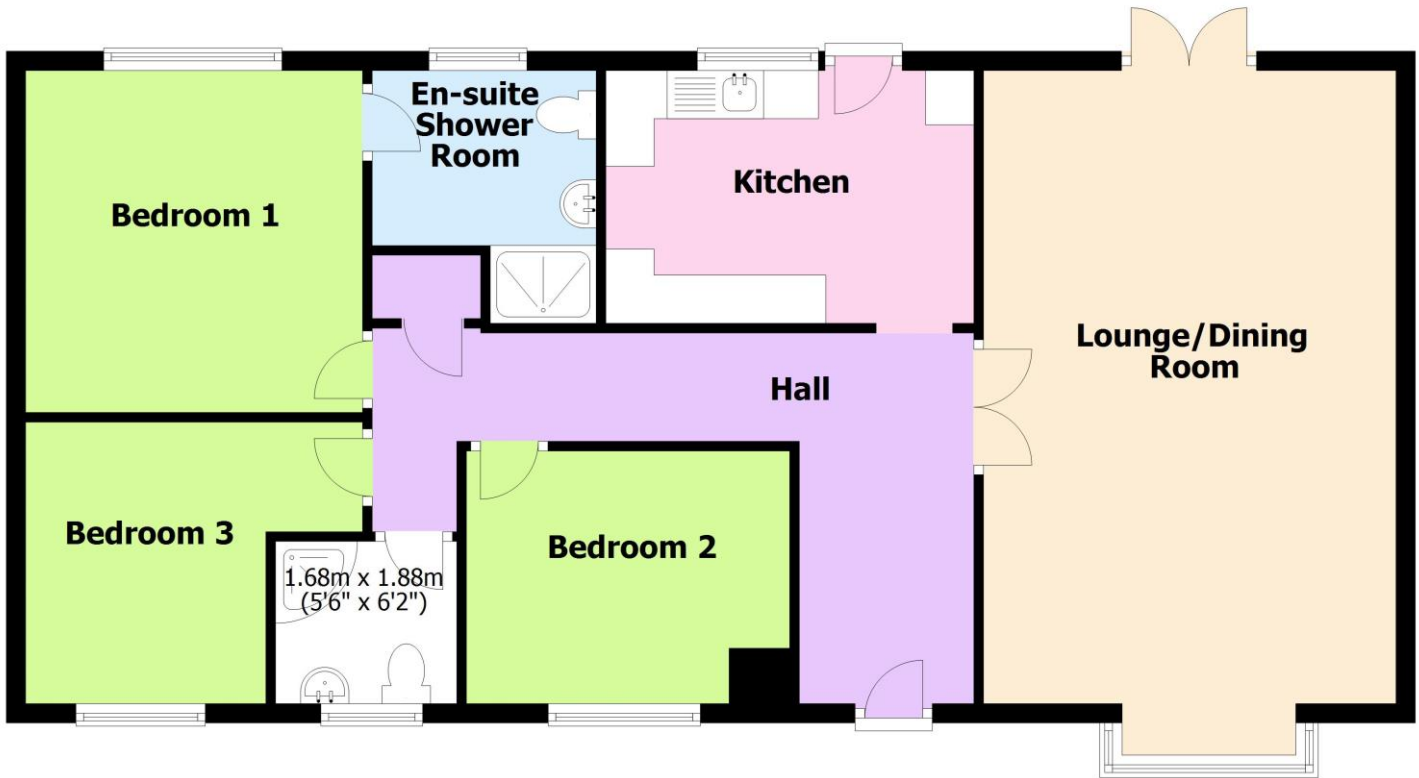
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Ground Floor

Approx. 93.8 sq. metres (1009.5 sq. feet)



Total area: approx. 93.8 sq. metres (1009.5 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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