



8 Malwood Road, Hythe SO45 5FB

£225,000

paul jeffreys



8 Malwood Road, Hythe

A 2 BED MAISONETTE WITHIN A SHORT WALK OF HYTHE VILLAGE CENTRE ON A 999 YEAR LEASE

Gas central heating, double glazing, garage and small garden to rear, NO CHAIN

ACCOMMODATION

Entrance hall, landing, lounge, kitchen/breakfast room, 2 bedrooms, shower room

ENTRANCE HALL Cupboard and stairs to first floor.

LANDING Side aspect window, cupboard space, access to loft space and radiator.

LOUNGE/DINING ROOM c.4.43m x 3.81m (14'6" x 12'6"). Electric fire with wooden surround, TV point, telephone point, radiator and front and small side aspect window

KITCHEN/BREAKFAST ROOM c.2.88m x 2.46m (9'5" x 8'10"). Range of base units with cupboards and drawers. Built-in fridge freezer, space for automatic washing machine and tumble dryer, built-in oven and 'Bosch' microwave, built-in stainless-steel gas hob with extractor over. Worktops, one and a half bowl stainless steel sink unit with tiled splashbacks. Range of wall cupboards, small breakfast bar, recessed downlighters and door to larder cupboard housing 'Worcester' combination boiler. Rear aspect window.

BEDROOM 1 c.3.98m x 3.14m (13'1" x 10'4"). Radiator, built-in wardrobes and rear and small side aspect windows.

BEDROOM 2 c.3.81m x 2.98m (12'6" x 9'8"). Radiator, over stairs cupboard and front aspect window.

SHOWER ROOM WC, wash hand basin in vanity unit, shower cubicle with fully tiled surround and electric shower overhead. Radiator, tiled floor and rear aspect window.

OUTSIDE Brick store cupboard to side of property, left hand half side of the garden which is shingled. Access to garage.

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

EPC RATING 'D'

GROSS SQUARE MEASUREMENTS 76.0 sq. metres (818.1 sq. feet) approx.

TENURE The Agents are advised this property is LEASEHOLD on the residue of a 999 year lease. There is a ground rent of £10 per annum.

DIRECTIONS Leave Hythe via Prospect Place and at the mini roundabout take the first exit into Jones Lane, continue to the end turning left and immediately right into Hollybank Road. Take the first left into Malwood Road, where the property will be found on the right-hand side, approximately three quarters of the way along.

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/03.20



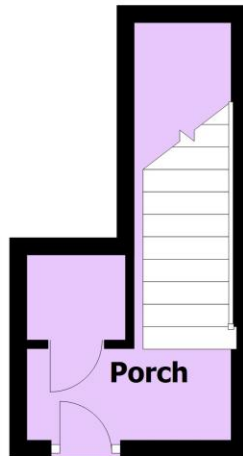
First Floor

Approx. 67.9 sq. metres (731.2 sq. feet)



Basement

Approx. 8.1 sq. metres (86.9 sq. feet)



Total area: approx. 76.0 sq. metres (818.1 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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