



39 Crete Road, Dibden Purlieu SO45 4JX

paul jeffreys



AN EXTENDED DETACHED BUNGALOW IN NEED OF
UPDATING WITH 3 BEDROOMS, LARGE LOUNGE &
KITCHEN/BREAKFAST ROOM

Good sized plot, ample parking and garage. NO CHAIN.

ACCOMMODATION

Entrance hall, extended lounge/dining room,
extended kitchen/breakfast room, 3 bedrooms, bathroom

ENTRANCE HALL UPVC glazed front door, radiator with cover, cupboard housing 'Worcester Greenstar' gas fired boiler, airing cupboard with lagged tank and immersion, thermostat control, side aspect window.

LOUNGE/DINING ROOM c.8.11m x 3.51m (26'7" x 11'6"). Gas fire with surround, two radiators, erving hatch to kitchen, side aspect window, sliding patio door to rear garden.

KITCHEN/BREAKFAST ROOM c.4.55m x 3.38m (14'11" x 11'11"). Comprising inset stainless steel single drainer sink unit with cupboards below and adjoining worktop with space and plumbing for automatic washing machine. Range of base units with cupboards and drawers with worktops above and tiled splashbacks and range of wall cupboards. 'AEG' double oven, 5-burner stainless steel gas hob, space for fridge and freezer below worktops. Rear and side aspect windows, glazed door to drive.

BEDROOM 1 c.3.65m x 3.51m (12' x 11'6"). Radiator and front aspect window.

BEDROOM 2 c.3.38m x 3.04m (11'1" x 10'). Double radiator, large front aspect window.

BEDROOM 3 c.2.43m x 2.35m (8' x 7'9"). Radiator, built in double wardrobe, side aspect window.

BATHROOM Modern white suite with fully tiled walls. Comprising panelled bath with 'Showerforce' plumbed in shower, pedestal wash hand basin, close coupled WC, radiator, tiled floor, extractor fan, side aspect window.

OUTSIDE

FRONT GARDEN: Laid to lawn with flower and shrub beds, long driveway with parking for 4 vehicles, at the midpoint of the drive there are double wooden gates. The driveway gives pedestrian access via wrought iron gate to the rear garden and also to the GARAGE with power and light.

REAR GARDEN: Of good size with large paved patio leading to lawned area, flower and shrub beds, two greenhouses, summer house, dilapidated shed, mature trees and bushes to the bottom portion of the garden.



COUNCIL TAX BAND 'D' – payable 2020/21 - £1,856.47.

EPC RATING tbc

GROSS SQUARE MEASUREMENTS 89.5 sq. metres (963 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.

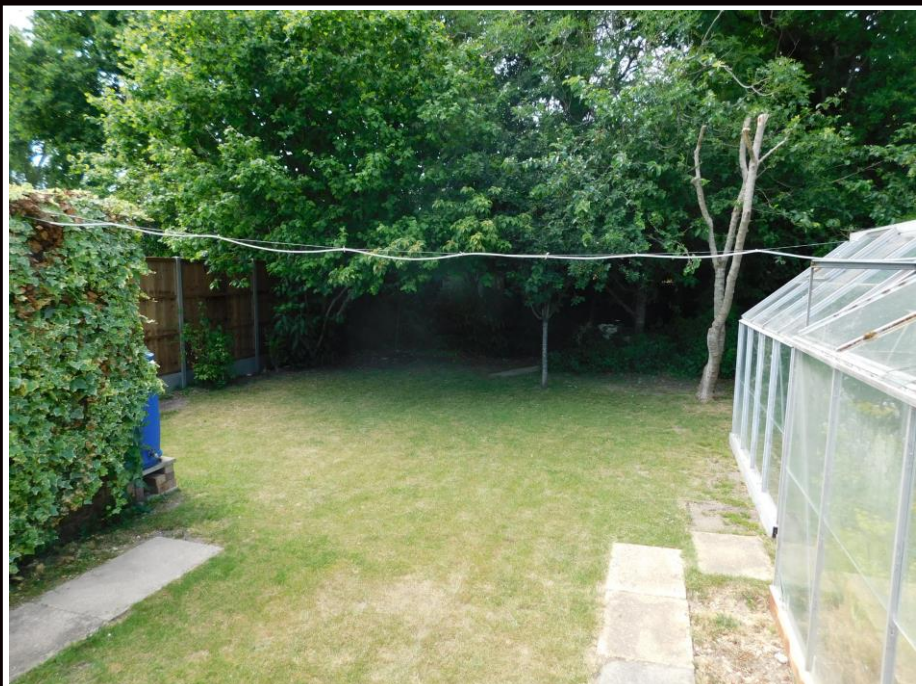
DIRECTIONS Leave Hythe via New Road continuing up onto Langdown Lawn. Pass over the roundabout and continue towards the centre of Dibden Purlieu. Just before the centre turn left into Watermans Lane and continue to the end turning left into Crete Road and the property will be found as the 2nd from last property 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

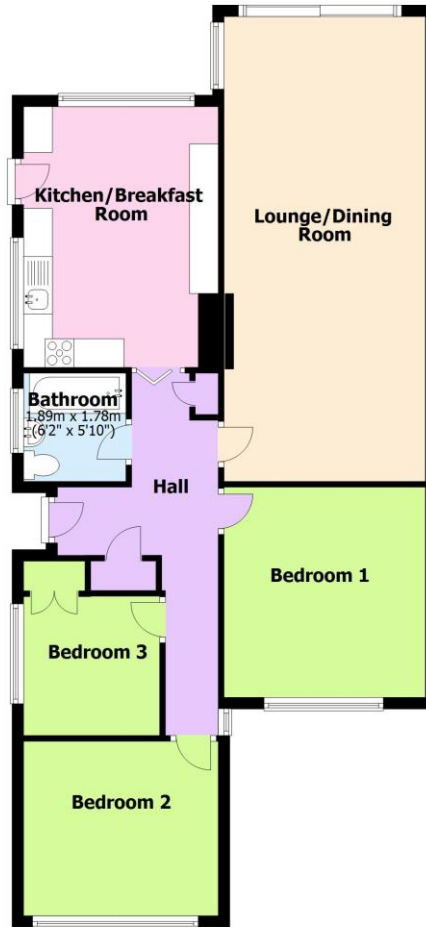
PMD/HC/05.20





Ground Floor

Approx. 89.5 sq. metres (963.6 sq. feet)



Total area: approx. 89.5 sq. metres (963.6 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.

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