



55 Malwood Road West, Hythe SO45 5DF

paul jeffreys



55 Malwood Road West, Hythe

A DETACHED BUNGALOW, BUILT IN EARLY/MID 1970s
Within walking distance of Hythe centre, gas central heating,
double glazing, plastic fascias, good sized south facing garden

ACCOMMODATION

Entrance hall, 3 bedrooms, wet room, lounge,
kitchen/breakfast room, garage

ENTRANCE HALL Access to roof space, airing cupboard with factory lagged hot water cylinder, thermostat, radiator.

BEDROOM 1 c.3.70m x 3.25m (12'2" x 10'8"). Radiator.

BEDROOM 2 c.3.70m x 2.69m (12'2" x 8'10"). Radiator.

BEDROOM 3 c.4.17m X 2.06m (13'8" x 6'9" max.) Radiator.

WET ROOM Part tiled walls, shower cubicle with 'Mira' shower fitting, panelled bath, hand basin, low level WC, electric fan heater.

LOUNGE c.5.03m x 4.17m (16'6" x 13'8"). Patio doors to garden, period style fire surround with fitted coal effect gas fire, radiator, TV point.

KITCHEN/BREAKFAST ROOM c.3.45m x 3.28m (11'4" x 10'9"). Part tiled walls, inset 1.5 bowl single drainer stainless steel sink unit with adjoining worktops, low level cupboards and drawers and built in 'Zanussi' 4 burner gas hob with extractor over and oven beneath. Space for washing machine, range of wall cupboards, peninsular breakfast bar with wine rack below, radiator, wall mounted 'Ideal Classic' gas boiler for central heating and hot water system, space for fridge/freezer.

OUTSIDE Double wrought iron gates and stone driveway lead to ATTACHED GARAGE with up and over door, light, power and personal door. The garden to the front is laid to lawn with mature shrubs and bushes and pedestrian side access leads to the south facing rear garden that has a paved patio area, large area of lawn, flower and shrub beds and vegetable garden, outside tap.

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

EPC RATING 'D'

GROSS SQUARE MEASUREMENTS 74.7 sq. metres (804.3 sq. feet) approx.

TENURE The Agents are advised this property is FREEHOLD

DIRECTIONS Leave Hythe via Prospect Place and Jones Lane, at the end turn left and immediately right and immediately right again into Malwood Road West. The property will be found on the left hand side at the top of the hill.

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

JRS/HC/05.20



Ground Floor

Approx. 74.7 sq. metres (804.3 sq. feet)



Total area: approx. 74.7 sq. metres (804.3 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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