



2 Fernhills Road, Hythe SO45 3HE

paul jeffreys



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A SUPERBLY PRESENTED SPACIOUS 2-BEDROOM SEMI-DETACHED HOUSE WITH 2 RECEPTION ROOMS, CONSERVATORY, GF SHOWER ROOM & SMALL STUDY. Recently installed UPVC double glazing, recently installed boiler, 3 off-road parking spaces, vendor suited.

ACCOMMODATION

Entrance porch, hall, lounge, dining room, conservatory, kitchen, study, GF shower room, utility area, 2 double bedrooms, bathroom.

ENTRANCE PORCH Of part brick construction with UPVC double glazed windows & part glazed front door, further UPVC double glazed door leading to:

ENTRANCE HALL Staircase, digital heating controls.

LOUNGE c.5.31m x c.3.01m (17'5" x 9'11"). Gas coal effect fire with surround & mantel, double radiator, front aspect window, double glazed sliding door to:

CONSERVATORY c.3.56m x 3.07m (11'8" x 10'1"). Of UPVC double glazed construction with tiled floor and glass roof. Fitted window blinds and newly fitted roof blinds to remain. Glazed double doors to rear garden.

DINING ROOM c.2.71m x 2.64m (8'11 x 8'8"). Double radiator, front aspect window, open access to:

KITCHEN c.3.66m x 2.51m to 1.49m (12' x 8'3" to 5' excl. cupboard). Refitted with range of white gloss units comprising single drainer stainless steel 1.5 bowl sink unit with cupboards below, range of base units with cupboards & drawers with worktops above and tiled splashbacks, range of wall cupboards, 'Beko' stainless steel gas hob with extractor hood over, stainless steel oven & integrated microwave with cupboards above & below, integrated fridge and freezer, storage cupboard, rear aspect window, UPVC part glazed door leading to:

UTILITY The utility area has a worktop with space & plumbing for automatic washing machine below, wood laminate flooring, half glazed door & window to rear garden. Passageway leading through to:

STUDY c.2.09m x 1.83m (6'10" x 6'). Half glazed door to front of property. Door from passageway to:

SHOWER ROOM Refitted with white suite comprising large shower cubicle with plumbed in shower, WC, wash hand basin in vanity unit, tiled floor, smooth plastered ceiling, recessed downlighter, chrome heated towel rail.

AGENT'S NOTE The utility, passageway, study & shower room are of single skin construction.

LANDING Rear aspect leaded light window, airing cupboard with 'Atag' gas fired combination boiler, hatch to loft space with drop-down ladder & light, smooth plastered ceiling.



BEDROOM 1 c.5.31m x 3.03m (17'5" x 9'11"). Front and rear aspect windows, two radiators, smooth plastered ceiling.

BEDROOM 2 c.3.73m x 3.38m (12'3" x 10'11" max. as room is L shaped). Front aspect window, radiator, single built in cupboard, smooth plastered ceiling.

BATHROOM Refitted white suite with fully tiled walls, comprising P shaped bath with curved glass shower screen with plumbed in shower, wash hand basin in vanity unit, WC with concealed cistern, tiled floor, chrome heated towel rail, side aspect window.

OUTSIDE FRONT GARDEN: All block paved with parking for three cars side by side, one low mature hedge. **REAR GARDEN:** Immaculately laid out with wide decked area, two lawned areas, well stocked flower and shrub beds, vegetable patch, further decked area, timber shed. The rear garden has a south-westerly sunny aspect.

COUNCIL TAX BAND 'C' – payable 2020/21 - £1,650.20.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 98.2 sq. metres (1,056.5 sq. feet) approx.

TENURE The agents are advised this property is FREEHOLD.

AGENT'S NOTE There is an annual fee of £70 payable to Butts Ash Wood Residents Association, of which all property owners are members and this goes towards the upkeep of the communal grassed areas on the development.

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 and Langdown Lawn, after a short way turn left into Deerleap Way. Continue to the very bottom where the road becomes Rosebery Avenue, continue almost to the end and Fernhills Road is the last road on the left hand side with the property just in on the right 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

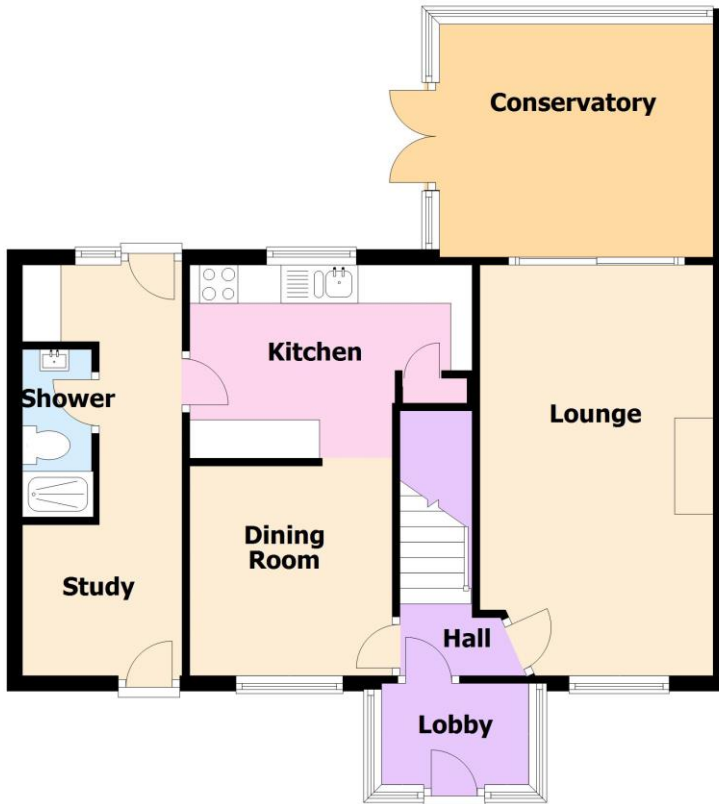
PMD/HC/06.20





Ground Floor

Approx. 61.8 sq. metres (665.3 sq. feet)



First Floor

Approx. 36.3 sq. metres (391.2 sq. feet)



Total area: approx. 98.2 sq. metres (1056.5 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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