



3 Netley View Cottages, Hamilton Road, Hythe SO45 3PB

paul jeffreys



3 Netley View Cottages, Hamilton Road, Hythe

A PERIOD STYLE TERRACE HOUSE DATING FROM THE LATE 1800's IN RECENT YEARS MODERNISED & IMPROVED

Mostly repointed in recent days, gas central heating (new boiler 2018), double glazing, off road parking for one car, 100' rear garden

ACCOMMODATION

Entrance hall, lounge/dining room, kitchen with range cooker, bathroom, 3 bedrooms, en suite shower room

ENTRANCE HALL Radiator.

LOUNGE/DINING ROOM c.7.32m x 3.35m (24' x 11'). Wood laminate flooring, open fireplace with period style fire surround, TV point, two vertical radiators, double doors to garden.

KITCHEN c.2.90m x 2.29m (9'6" x 7'6"). Inset 1.5 bowl single drainer stainless steel sink unit with worktops on either side, low level cupboards, drawers & waste bins, space for dishwasher, 'Stoves' duel fuel 7 burner range cooker with glass folding top to remain with worktops either side with low level cupboards and stainless steel extractor over. Base heater. Range of wall shelving, larder cupboard, wall mounted 'Vaillant' combination gas boiler for central heating and hot water, open access to utility area with space for fridge/freezer, washing machine, separate plumbing and tumble dryer, door to:

BATHROOM Part panelled walls, panelled bath with tiled surround, mixer taps and shower fitment, vanity hand basin, low level WC suite, chromium radiator, shaver point, extractor fan.

LANDING Access to roof space, radiator.

BEDROOM 1 c.3.66m x 3.13m (12' x 10'3"). Vertical radiator, telephone point, door to:

EN SUITE SHOWER ROOM Shower cubicle with 'Aquaboarding' walls, plumbed in shower and glass folding door, vanity hand basin, 'Saniflo' low level WC suite, towel radiator. Extractor fan.

BEDROOM 2 c.3.66m x 2.54m (12' x 8'4"). Radiator.

BEDROOM 3 c.3.05m x 2.31m (10' x 7'7"). Radiator.

OUTSIDE The garden to the front is mainly formed by parking for one car. The rear garden extends to approx. 100' in depth (30m) and is laid mainly to lawn with timber garden shed and outside tap, double power point and lights.

COUNCIL TAX BAND 'B' Payable 2020 – 2021 £1443.92

EPC RATING 'E' (The EPC was commissioned before the new boiler was installed and additional insulation added to the roof space.)



GROSS SQUARE MEASUREMENTS 85 sq. metres (914 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 and Langdown Lawn, forking left into Fawley Road just before Hythe Hospital. Take 3rd turning on the right into Fawley Road and at the T turn right where Hamilton Road will be seen as the 1st turning 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

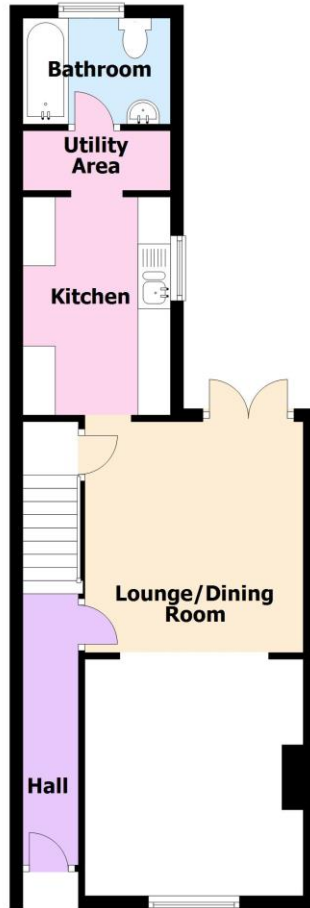
JRS/HC/06.20





Ground Floor

Approx. 45.6 sq. metres (491.0 sq. feet)



First Floor

Approx. 39.4 sq. metres (423.6 sq. feet)



Total area: approx. 85.0 sq. metres (914.7 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.

independent estate agents

023 8084 8555

sales@pauljeffreys.co.uk

pauljeffreys.co.uk

Zoopa.co.uk

rightmove.co.uk
The UK's number one property website

paul jeffreys

Sales | lettings | land

Open 7 Days

 Paul Jeffreys Estate Agents

 @pauljeffreys92