



30 Windrush Way, Hythe SO45 6JH

paul jeffreys



30 Windrush Way, Hythe

A 3-BEDROOM SEMI-DETACHED HOUSE ON GOOD SIZED PLOT

Requiring complete updating & modernisation

Within short walk of Hythe village centre & waterfront

Gas central heating, double glazing, long garden. NO CHAIN

ACCOMMODATION

Entrance hall, lounge/dining room, kitchen, 3 bedrooms,
bathroom, separate WC

ENTRANCE HALL UPVC double glazed front door with glazed side panel, double radiator, staircase, glazed door & glazed side panel leading to:

LOUNGE/DINING ROOM c.6.98m x 4.79m max. to 2.53m (22'11" x 15'9" max. to 8'4"). Front & rear aspect windows, gas fire with back boiler, double radiator, heating/water timer, understairs storage cupboard, glazed door to:

KITCHEN c.3.09m x 2.91m (10'2" x 9'7"). Comprising inset single drainer stainless sink unit with cupboards below and space & plumbing for automatic washing machine and space & plumbing for dishwasher. Base units with cupboards & drawers with worktops above, range of wall cupboards, 2 broom type cupboards, 'AEG' gas hob with extractor hood over & electric oven below, rear aspect window, part glazed door to rear garden.

LANDING Side aspect window, hatch to loft space.

BEDROOM 1 c.3.66m x 3.35m (12' x 11'). Front aspect window, radiator.

BEDROOM 2 c.3.26m x 3.07m (10'8" x 10'1" excl. door recess). Rear aspect window, radiator, telephone point.

BEDROOM 3 c.2.50m x 2.29m (8'2" x 7'6"). Front aspect window, radiator, built in cupboard.

BATHROOM Comprising wash hand basin with tiled surround, panelled bath with fully tiled surround with plumbed in shower, radiator, rear aspect window.

SEPARATE WC WC, side aspect window, radiator.

OUTSIDE FRONT GARDEN: Of open plan design being laid to lawn, drive with parking for one car leading to GARAGE with power, light & personal door leading to REAR GARDEN: Measuring approx. 60' and being overgrown, but having a number of mature trees, shrubs and bushes. There is a small concrete patio to the immediate rear of the property.

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

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 82.2 sq. metres (884.3 sq. feet) approx.

TENURE The Agents are advised this property is FREEHOLD

DIRECTIONS Leave Hythe via New Road and Langdown Lawn turning immediately left into Windrush Way. The property will be found approx. half way down on the right hand side, indicated by our For Sale board.

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

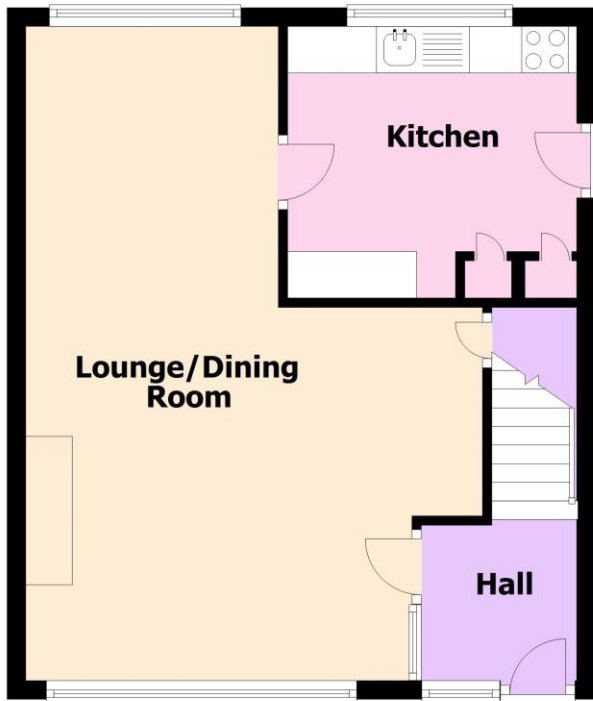
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

PMD/HC/06.20



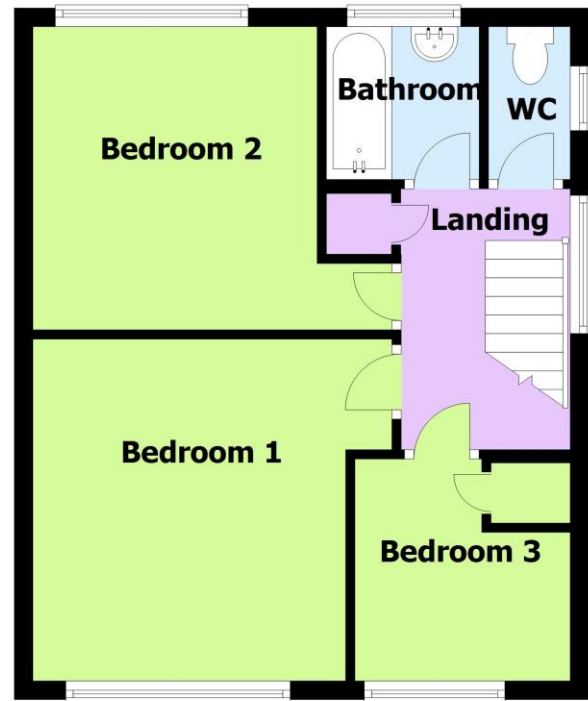
Ground Floor

Approx. 41.6 sq. metres (447.7 sq. feet)



First Floor

Approx. 40.6 sq. metres (436.6 sq. feet)



Total area: approx. 82.2 sq. metres (884.3 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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