



31 Pennine Gardens, Dibden Purlieu SO45 5RZ

paul jeffreys





## 31 Pennine Gardens, Dibden Purlieu

AN EXTREMELY WELL MAINTAINED & IMPROVED  
2 BED. MID-TERRACE HOUSE WITH GARAGE  
Gas central heating, UPVC double glazed windows

### ACCOMMODATION

Entrance lobby, lounge, kitchen/breakfast room,  
2 bedrooms, bathroom

**ENTRANCE LOBBY** With attractive composite front door, further door leading to:

**LOUNGE** c.4.87m x 3.78m (16' x 12'5" max. as room is slightly L shaped). Front aspect window, radiator, TV point, heating controls, stairs with open space below, door to:

**KITCHEN/BREAKFAST ROOM** c.3.78m x 2.71m (12'5" x 8'11"). Fitted with range of cream Shaker style units comprising inset 'Franke' stainless steel single drainer sink unit with cupboards below and space & plumbing for automatic washing machine. Range of base units with cupboards & drawers with worktops above and tiled splashbacks with concealed lighting, space below worktop for appliance, range of wall cupboards, space for breakfast table, radiator, 'Worcester' gas fired wall mounted combination boiler (installed approx. 2 years ago), two rear aspect windows with adjoining half glazed UPVC double glazed door to rear garden.

**LANDING** Hatch to loft space.

**BEDROOM 1** c.3.78m x 2.71m (12'5" x 8'11"). Rear aspect window, radiator.

**BEDROOM 2** c.3.78m x 2.23m (12'5" x 7'4"). Front aspect window, radiator.

**BATHROOM** Refitted white suite comprising panelled bath with fully tiled surround with mixer tap shower attachment and folding glass shower screen, close coupled WC, pedestal wash hand basin with fully tiled surround, extractor fan, chrome heated towel rail, built in storage cupboard.

**OUTSIDE FRONT GARDEN:** Mature hedging to the front boundary, lawned area. **REAR GARDEN:** Attractively laid out with patio leading to pebbled area, well stocked flower and shrub beds, personal door leading directly to the GARAGE with power & light and water supply. Pedestrian access via wooden gate from rear garden leads to the drive with parking for one car situated in front of the garage.

**COUNCIL TAX BAND 'B'** - payable 2020/21 - £1443.92.

**EPC RATING 'C'.**

**GROSS SQUARE MEASUREMENTS** 56 sq. metres (603.3 sq. feet) approx.

**TENURE** The Agents are advised this property is FREEHOLD

**DIRECTIONS** Leave Hythe via New Road and Langdown Lawn. On reaching the roundabout turn right into Upper Mullins Lane which in turn leads into Challenger Way. As the road drops down and bears to the right turn right into Pennine Gardens and then left and the property will be found on the left 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

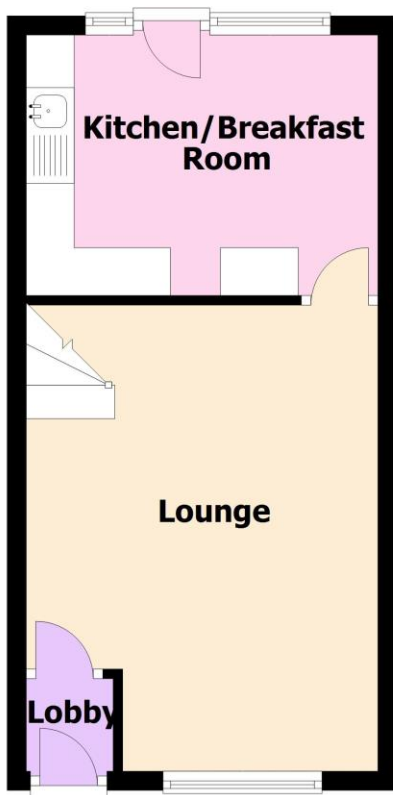
**VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK**

**PMD/HC/06.20**



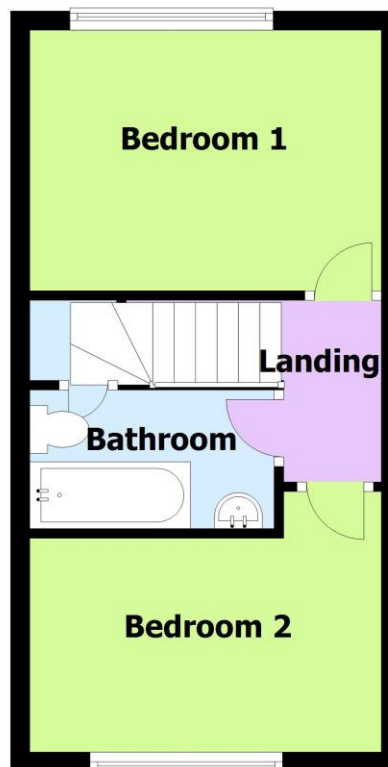
## Ground Floor

Approx. 28.3 sq. metres (304.6 sq. feet)



## First Floor

Approx. 27.8 sq. metres (298.7 sq. feet)



Total area: approx. 56.0 sq. metres (603.3 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.

independent estate agents

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 Paul Jeffreys Estate Agents

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