



31 Malwood Road, Hythe SO45 5FG

paul jeffreys



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AN IMPROVED GROUND FLOOR 2-BEDROOM MAISONETTE
Within short walk of Hythe village centre & marina, with residue of 999 year lease, gas central heating, recently installed UPVC double glazed windows & doors, garage in block. NO CHAIN.

ACCOMMODATION

Entrance lobby, hall, lounge, kitchen/breakfast room,
2 double bedrooms, wet room

ENTRANCE LOBBY Half glazed UPVC front door with half glazed side panel, tiled floor, part glazed door to:

HALL Storage cupboard, airing cupboard, radiator with cover.

LOUNGE c.4.40m x 3.77m (14'5" x 12'4"). Electric fire with wood surround, radiator, front aspect window.

KITCHEN/BREAKFAST ROOM c.2.90m x 2.61m (9'6" x 8'7"). Comprising inset single drainer sink unit with cupboards below and adjoining worktop with space & plumbing for automatic washing machine, range of base units with cupboards & drawers with worktops above and tiled splashbacks, integrated fridge, range of wall cupboards, 'Algor' gas hob with extractor hood over and 'Algor' electric oven with cupboards above & below, larder cupboard with window (no door), space for breakfast table.

BEDROOM 1 c.3.98m x 3.11m (13'1" x 10'2"). Built in double wardrobe, radiator, coved ceiling, rear aspect window.

BEDROOM 2 c.3.77m x 2.90m (12'4" x 9'6"). Radiator, front aspect window.

WET ROOM Having been refitted with white suite comprising WC, pedestal wash hand basin, plumbed in shower with glass screen, waterproof flooring, radiator, smooth plastered ceiling, rear aspect window.

OUTSIDE FRONT GARDEN: Lawned area bordered by shingled pathway, brick built store cupboard housing 'Glow-Worm' gas fired boiler, access to
REAR GARDEN: Lawned area, raised decked area, small timber shed, the rear garden has a sunny south-westerly aspect. **GARAGE** situated in nearby block.

COUNCIL TAX BAND 'B' - payable 2020/21 - £1,443.92.

EPC RATING tbc

GROSS SQUARE MEASUREMENTS 63.7 sq. metres (685.2 sq. feet) approx.

TENURE The Agents are advised this property is LEASEHOLD on the residue of 999 year lease. There is a ground rent of £10 per annum.

DIRECTIONS Leave Hythe via Prospect Place, turn left at the mini roundabout into Jones Lane, continuing to the end to the junction with Southampton Road. Turn left into Southampton Road and immediately right into Hollybank Road. Take 1st left into Malwood Road where the property will be found 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

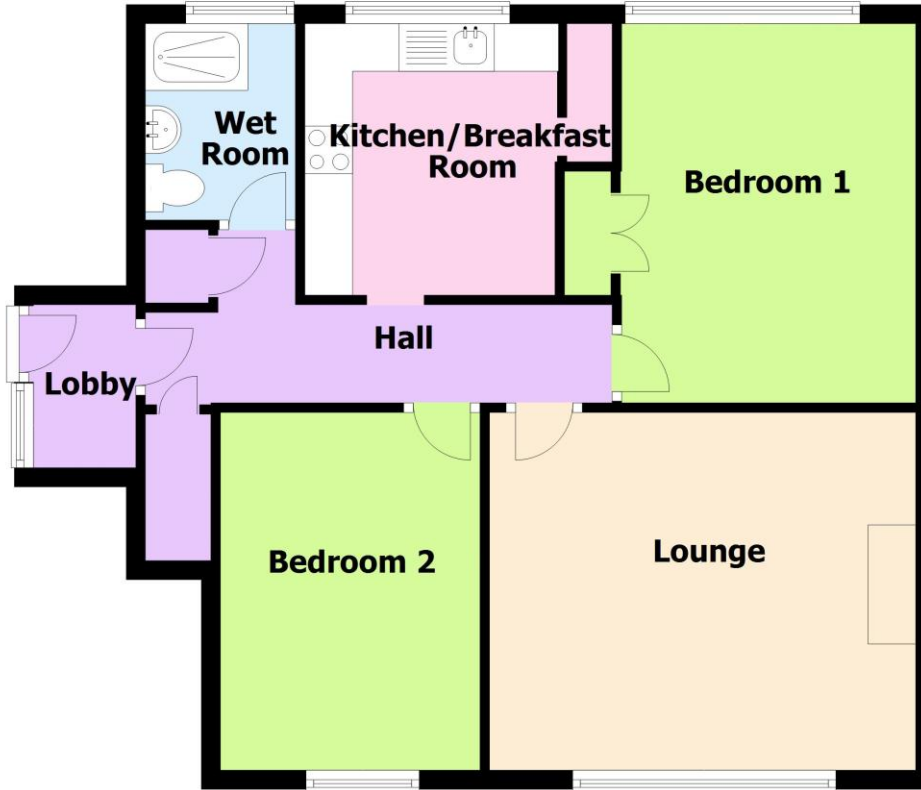
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

PMD/HC/07.2020



Ground Floor

Approx. 63.7 sq. metres (685.2 sq. feet)



Total area: approx. 63.7 sq. metres (685.2 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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