



44 Corinna Gardens, Dibden SO45 5UB

paul jeffreys



44 Corinna Gardens, Dibden

A PURPOSE-BUILT GROUND FLOOR STUDIO FLAT

Ideal first purchase/investment, double glazing, night storage heater, car parking space, garden. NO CHAIN.

ACCOMMODATION

Entrance hall, bed-sitting room, kitchen, bathroom

ENTRANCE LOBBY Small entrance hall.

BED-SITTING ROOM c.4.52m x 3.05m (14'10" x 10'). Night storage heater, wardrobe cupboard, TV point.

KITCHEN c.2.39m x 1.58m (7'10" x 5'2"). Part tiled walls, stainless steel single drainer sink unit with cupboards below and wall cupboards over, worktop with cooker space, space beneath for refrigerator and low level cupboard & drawer, space for freezer.

BATHROOM Part tiled walls, panelled bath with 'Triton' electric shower over, pedestal hand basin, low level WC suite, extractor fan and wall heater. Airing cupboard with lagged hot water cylinder.

OUTSIDE Car parking space, area of garden to the front and side laid mainly to lawn.

COUNCIL TAX BAND 'A' - payable 2020/21 - £1,237.65.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 25 sq. metres (269 sq. feet) approx.

TENURE LEASEHOLD – At the time of preparing these particulars we were awaiting the details of the lease.

DIRECTIONS Leave Hythe via New Road and Langdown Lawn, proceed to the roundabout taking 3rd exit into Upper Mullins Lane, which leads into Challenger Way. Corinna Gardens will be seen on the right hand side after dropping down the hill, with the property being situated at the end.

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

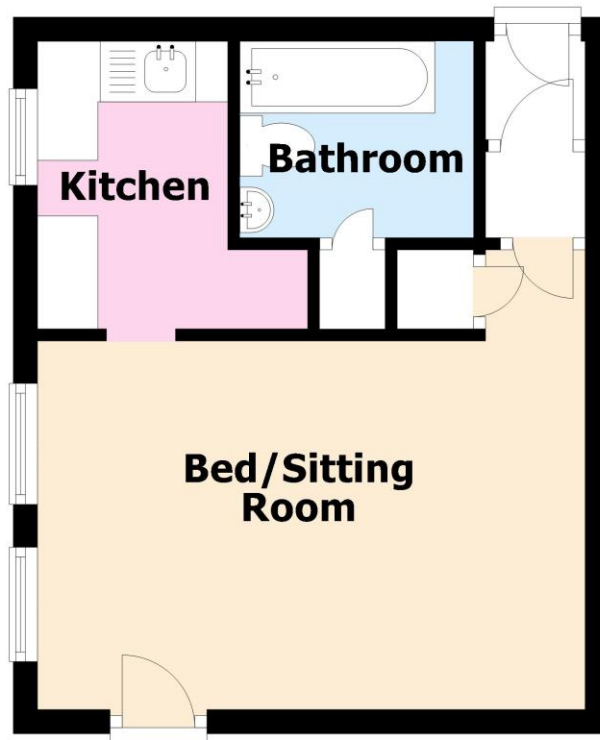
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

JRS/HC/06.20



Ground Floor

Approx. 25.0 sq. metres (269.0 sq. feet)



Total area: approx. 25.0 sq. metres (269.0 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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