



45 Langdown Road, Hythe SO45 6EX

£269,950

paul jeffreys



45 Langdown Road, Hythe

AN EXTENDED SEMI-DETACHED HOUSE REQUIRING UPDATING AND IMPROVING

Gas central heating (new boiler 2020), double glazing, long drive, large rear garden.

NO CHAIN

ACCOMMODATION

Entrance hall, lounge, kitchen/breakfast room, study, shower room, 3 bedrooms, bathroom.

ENTRANCE PORCH – ENTRANCE HALL cupboard beneath staircase, wide arch to kitchen/breakfast room.

LOUNGE c.5.64m x 3.76m (18'6" x 12'4"). Wall mounted gas fire, radiator, T.V. and telephone points.

KITCHEN/BREAKFAST ROOM c.3.66m x 3.66m (12'x 12'). Part tiled walls, inset 1.5 bowl single drainer stainless steel sink unit with adjoining worktops to 2 walls, range of low level cupboards and drawers and built-in Zanussi four burner gas hob with oven beneath and extactor over. Space for washing machine, separate plumbing, range of wall cupboards, recessed ceiling lights, radiator.

STUDY c.2.49m x 2.49m (8'2" x 8'2"). ATAG wall mounted gas boiler for central heating and hot water, door to garden, radiator. Door to:

SHOWER ROOM Quadrant shower cubicle with plumbed in shower, pedestal hand basin, low level W.C. suite, radiator.

LANDING Access to roof space.

BEDROOM 1 c.3.76m x 3.23m (12' 4"x 10'7"). Radiator.

BEDROOM 2 3.41m x 3.07m (11'2" x 10'1") Double built-in wardrobe cupboard, radiator.

BEDROOM 3 2.44m x 2.34m (8' 7'8") Radiator, built-in cupboard.

BATHROOM Fully tiled walls, panelled bath, pedestal hand basin, low level W.C. suite, chromium towel radiator.

OUTSIDE Long concrete driveway which allows parking for 4/5 cars, the FRONT GARDEN is laid to lawn with mature bushes and tree. Area of patio to the side and rear which leads onto a large REAR GARDEN which is mainly overgrown. Outside tap and power point.

COUNCIL TAX BAND

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 94 sq. metres (1012.0 sq. feet) approx.

TENURE The Agents are advised this property is FREEHOLD

DIRECTIONS Leave Hythe via New Road and turn 2nd left into Langdown Road. The property will be seen on the left hand side on the corner of Grays Avenue, 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

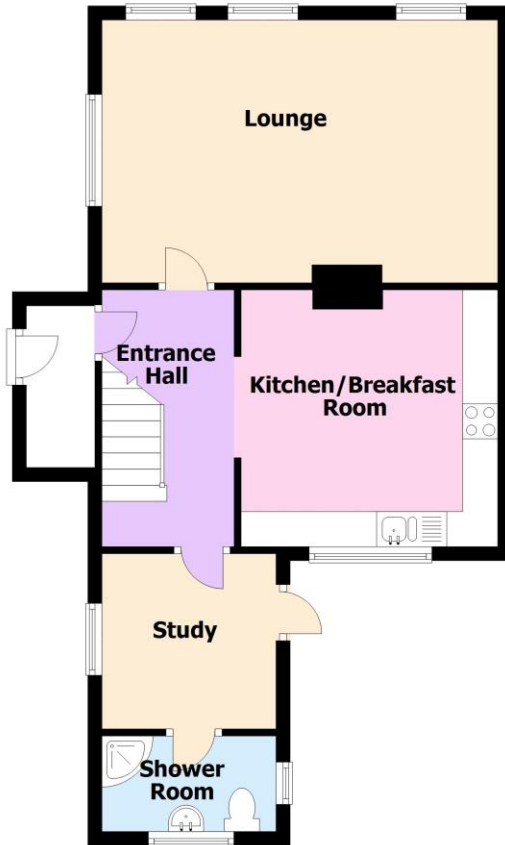
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

JRS/JH/06.20



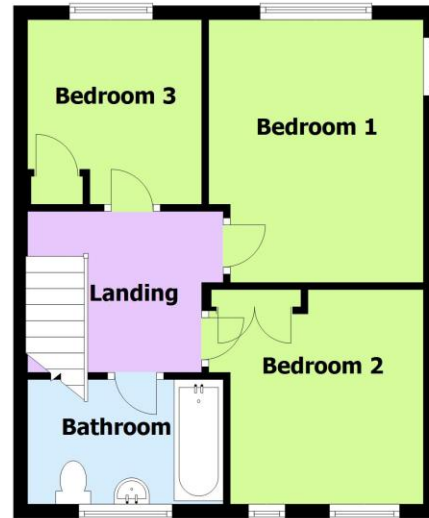
Ground Floor

Approx. 55.0 sq. metres (592.0 sq. feet)



First Floor

Approx. 39.0 sq. metres (420.0 sq. feet)



Total area: approx. 94.0 sq. metres (1012.0 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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