



60 Cumberland Way, Dibden SO45 5TW

paul jeffreys



2-DOUBLE BEDROOMED MID-TERRACE HOUSE

Gas central heating, UPVC double glazed windows & doors, refitted kitchen, garage in block. NO CHAIN.

ACCOMMODATION

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

ENTRANCE LOBBY Part glazed front door with further glazed door leading to:

LOUNGE c.5.68m x 3.78m (18'7" x 12'5"). Two radiators, staircase with small cupboard below, fire surround with low level shelving, front aspect window, door to:

KITCHEN/BREAKFAST ROOM c.3.78m x 2.37m (12'5" x 7'9"). Refitted with range of white gloss units comprising inset single drainer stainless steel sink unit with cupboard below and space & plumbing for automatic washing machine, range of base units with cupboards & drawers with worktops above and tiled splashbacks, range of wall cupboards, 'Lamona' stainless steel gas hob with stainless steel extractor hood above and 'Lamona' electric oven below. 'Thorn Olympic' gas fired wall mounded boiler, double radiator, rear aspect window and half glazed door to rear garden.

LANDING Hatch to loft space.

BEDROOM 1 c.3.78m x 3.17m (12'5" x 10'5"). Radiator, front aspect window.

BEDROOM 2 c.3.78m x 2.49m (12'5" x 8'2"). Radiator, airing cupboard with lagged tank, rear aspect window.

BATHROOM White suite comprising panelled bath with newly tiled full height surround, mixer tap shower attachment with shower screen, wash hand basin, WC, extractor fan, radiator.

OUTSIDE FRONT GARDEN: Open plan design being laid to lawn. **REAR GARDEN:** Outside tap, paved patio, lawned area, timber shed, pedestrian gate leading to GARAGE, parking space.

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

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 63.3 sq. metres (681.3 sq. feet) approx.

TENURE The Agents are advised this property is FREEHOLD

DIRECTIONS Leave Hythe via Jones Lane and on reaching the junction with Southampton Road turn right. After some way take 3rd turning left into Claypits Lane and continue to the junction turning left into Cumberland Way and the property will be seen some way along 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

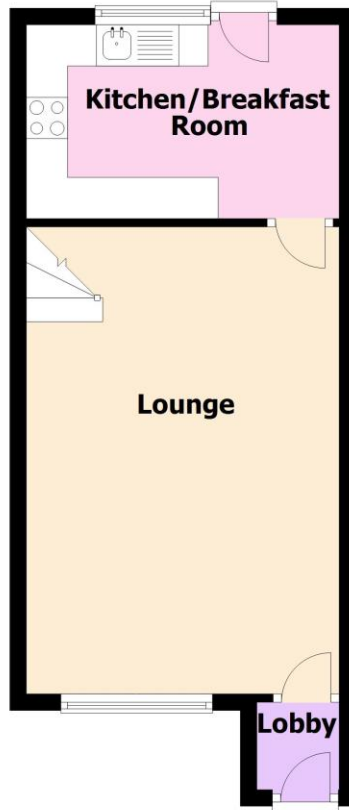
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

PMD/HC/07.2020



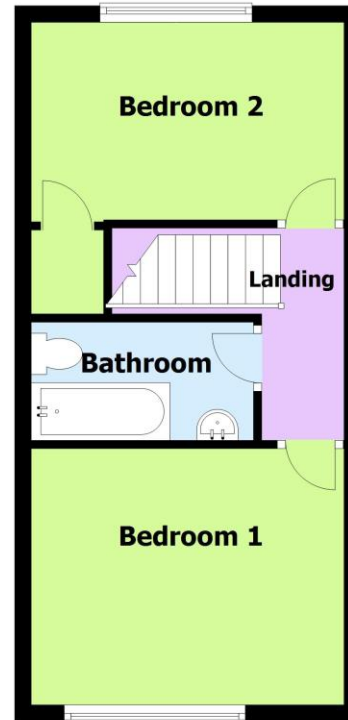
Ground Floor

Approx. 31.9 sq. metres (343.6 sq. feet)



First Floor

Approx. 31.4 sq. metres (337.8 sq. feet)



Total area: approx. 63.3 sq. metres (681.3 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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