



81 Whittington Close, Hythe SO45 5EZ

paul jeffreys



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AN ATTRACTIVE & IMPROVED 3-BED SEMI-DETACHED HOUSE, WITHIN SHORT WALK OF HYTHE VILLAGE CENTRE

Gas central heating, double glazing, refitted kitchen, refitted bathroom, attractive easy maintenance garden

ACCOMMODATION

Entrance porch, lounge, dining area, kitchen, 3 bedrooms, bathroom

ENTRANCE PORCH UPVC glazed front door with glazed side panel, door to:

LOUNGE c.4.64m x 4.01m (15'2" x 13'1"). Radiator, telephone point, TV point, front aspect window.

DINING AREA c.3.16m x 2.34m (10'4" x 7'8"). Radiator, sliding patio door to garden, archway to:

KITCHEN c.2.84m x 2.15m (9'3" x 7'). Range of base units with cupboards and drawers, built in fridge/freezer, space for automatic washing machine & dishwasher, gas hob & oven with stainless steel extractor fan over, 1.5 bowl stainless steel sink unit, cupboard housing 'Worcester' boiler, tiled splashbacks, worktops, range of wall cupboards, rear aspect window.

LANDING Door to:

BEDROOM 1 c.3.12m x 2.52m (10'3" x 8'3"). Radiator, large overstairs cupboard, ceiling fan, rear aspect window.

BEDROOM 2 c.2.97m x 2.51m (9'9" x 8'3"). Radiator, front aspect window.

BEDROOM 3 c.1.99m x 1.81m (6'6" x 5'11"). Radiator, hatch to loft space, front aspect window.

BATHROOM WC, wash hand basin, panelled curved bath with shower over and mixer taps with glass door, fully tiled walls, heated towel rail, tiled flooring, extractor fan, airing cupboard with tank, rear aspect window.

OUTSIDE

FRONT GARDEN: Driveway leading to garage with power & light, small blue slate area with mature shrubs.

REAR GARDEN: South-west facing easy maintenance garden, good sized split level decked area, patio, mature shrubbery, garden shed, shingled area, garden tap.

COUNCIL TAX BAND 'C' – payable 2020/21 - £1,650.20.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 66.4 sq. metres (715 sq. feet) approx.



TENURE The agents are advised this property is FREEHOLD.

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.

DIRECTIONS Leave Hythe via New Road turning right into Mousehole Lane, at the T junction turn right and immediately left into Hollybank Crescent. Take 2nd left into Fairview Drive, continue for a short way, take 1st right into Whittington Close and 1st left (also Whittington Close), continue to the end and the property will be found on the left hand side.

VIEWING STRICTLY BY APPOINTMENT

OPEN	Weekdays	9.00am – 6.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

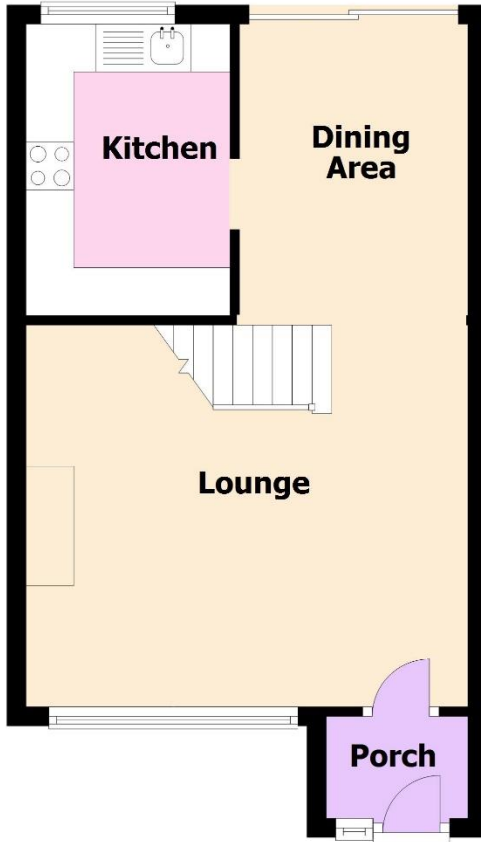
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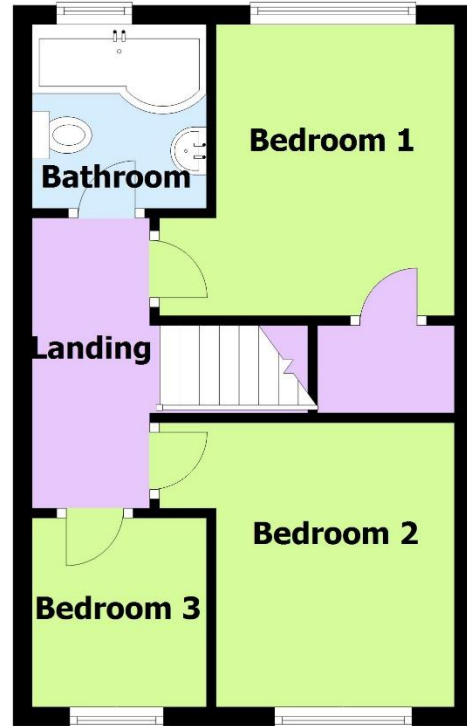
Ground Floor

Approx. 34.8 sq. metres (374.7 sq. feet)



First Floor

Approx. 31.6 sq. metres (340.3 sq. feet)



Total area: approx. 66.4 sq. metres (715.0 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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