



88 Dukeswood Drive, Dibden Purlieu SO45 4NJ

paul jeffreys



88 Dukeswood Drive, Dibden Purlieu

A MODERN & IMPROVED 3 BED MID-TERRACED HOUSE IN ORCHARD AND NOADSWOOD CATCHMENT
Gas central heating with 6yr old Worcester combination boiler, double glazing, refitted kitchen, refitted bathroom, easy maintenance garden, garage in block.

ACCOMMODATION

Entrance hall, lounge, kitchen/dining room, 3 bedrooms, bathroom.

ENTRANCE HALL UPVC front door with side glazed panel, radiator, part glazed door to:-

LOUNGE c.4.09m, narrowing to c. 3.23m x 3.96m (13'5" narrowing to 10'7" x 12'12"). Radiator, T.V. point, front aspect double glazed window.

KITCHEN/DINING ROOM c.5.04m x 3.82m narrowing to 2.77m (16'6" x 12'6" narrowing to 9'1"). Range of base units with cupboards and drawers, gas range cooker with stainless steel extractor fan over, built-in dishwasher & washing machine, wood effect laminate worktops, pull-out larder cupboard, 2 saucepan cupboards, stainless steel sink unit, range of wall cupboards, door leading to large under stair cupboard with space for fridge freezer & tumble dryer, ample space for dining table, recessed downlighters, rear aspect window & french doors to rear.

LANDING Hatch to loftspace, airing cupboard housing Worcester combination boiler installed 6yrs ago.

BEDROOM 1 c.4.15m x 2.92m (13'7" x 9'7"). Radiator, front aspect window.

BEDROOM 2. c.3.87m x 3.08m narrowing to 3.2m (12'8" x 10'1" narrowing to 7'7") Radiator, rear aspect window.

BEDROOM 3. c.3.02m x 2.05m (9'11" x 6'9") Radiator, front aspect window.

BATHROOM Recently refitted, W.C. with concealed cistern, wash hand basin in storage vanity unit, panelled bath with electric "Mira" overhead shower with smart control, Bluetooth mirror with speaker, chrome heated towel rail, extractor fan, fully tiled walls & rear aspect window.

OUTSIDE - FRONT Outside storage cupboard, laid to lawn area & garage in block. REAR – South facing garden, easy maintenance fully paved with shingle areas to either side, garden tap.

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

EPC RATING 'C'

GROSS SQUARE MEASUREMENTS 76.5 sq. metres (823.1 sq. feet) approx.

TENURE The Agents are advised this property is FREEHOLD

DIRECTIONS Leave Hythe via New Road and Langdown Lawn forking left into Buttsbridge Hill which runs into Fawley & take the right opposite Seadown Veterinary Services into Butts Ash Lane & take first right into Chaloner Crescent, continue for a short distance & take the 3rd right into Dukeswood Drive & the property will be found up the walkway on the left hand side.

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

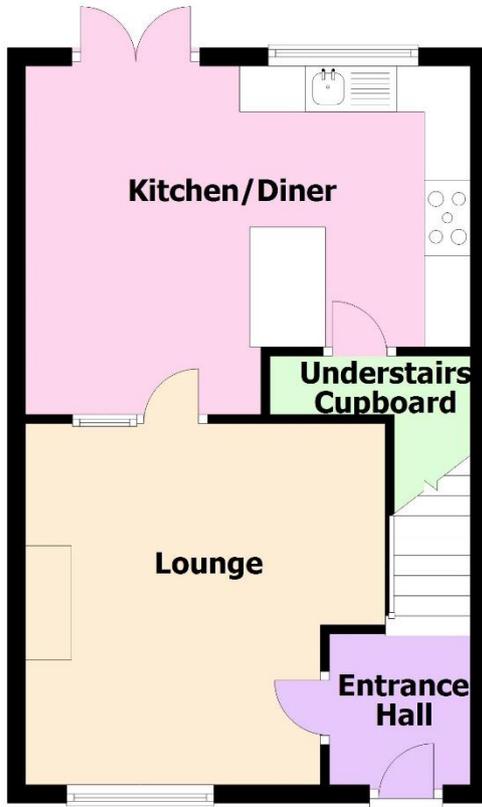
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

MJD/JH/07.20



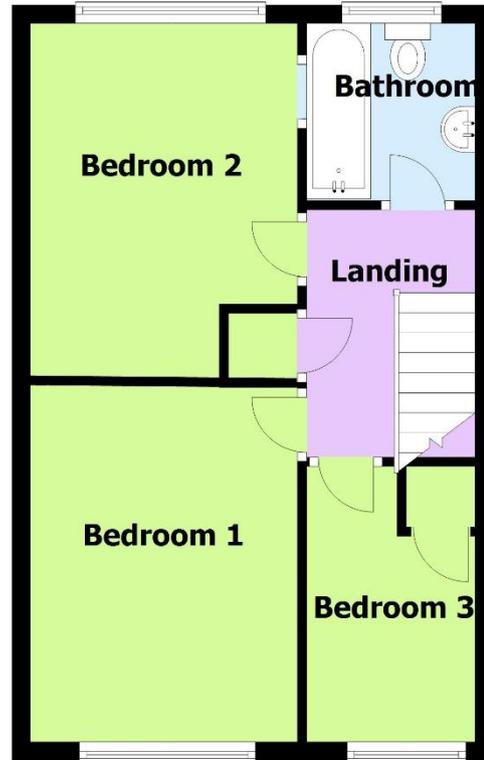
Ground Floor

Approx. 38.2 sq. metres (411.6 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.6 sq. feet)



Total area: approx. 76.5 sq. metres (823.1 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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