



16 Shore Road, Hythe SO45 6DD

£239,950

paul jeffreys



16 Shore Road, Hythe

AN OLDER STYLE 2 BEDROOM TERRACED HOUSE

Short walk of village centre, completely refurbished inside approx. 5 years ago, rewired, combination boiler installed, parking space, log burner

ACCOMMODATION

Lounge, kitchen, 2 bedrooms, shower room

LOUNGE c.4.63m x 3.57m (15'2" x 11'9"). Wooden part glazed front door to side. Front aspect window, radiator, fireplace with wood burning stove and open tread steps to upstairs.

KITCHEN c.3.57m x 2.48m (11'9" x 8'2"). Range of base units with cupboards and drawers, integrated 'Bosch' oven and ceramic induction hob with extractor above, space for washing machine and integrated dishwasher, worktops, range of wall cupboards, 'Worcester' combination boiler, radiator, tiled flooring and rear aspect window.

LANDING Access to loft space.

BEDROOM 1 c.3.57m x 3.49m (11'9" x 11'5"). Radiator, rear aspect window.

BEDROOM 2 c.3.57m narrowing to 3.22m (11'9" narrowing to 10'7" x 8'11"). Radiator, front aspect window.

SHOWER ROOM WC, wash hand basin in vanity unit, quadrant shower cubicle with plumbed in shower, heated towel rail, front aspect window.

OUTSIDE At the front there is a small area of landscaped garden with garden shed. Parking space in Dominy Close.

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

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 55.8 sq. metres (601 sq. feet) approx.

TENURE The Agents are advised this property is FREEHOLD

DIRECTIONS Leave Hythe via St Johns Street and follow for a short way taking 2nd left into Shore Road and the property will be found on the right 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

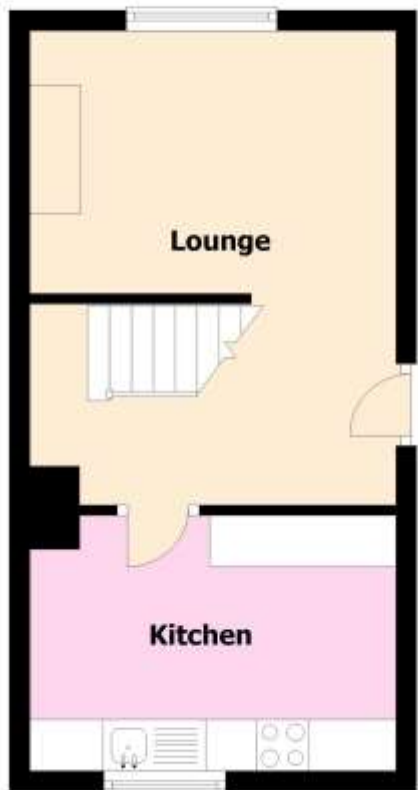
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

JRS/HC/09.2020



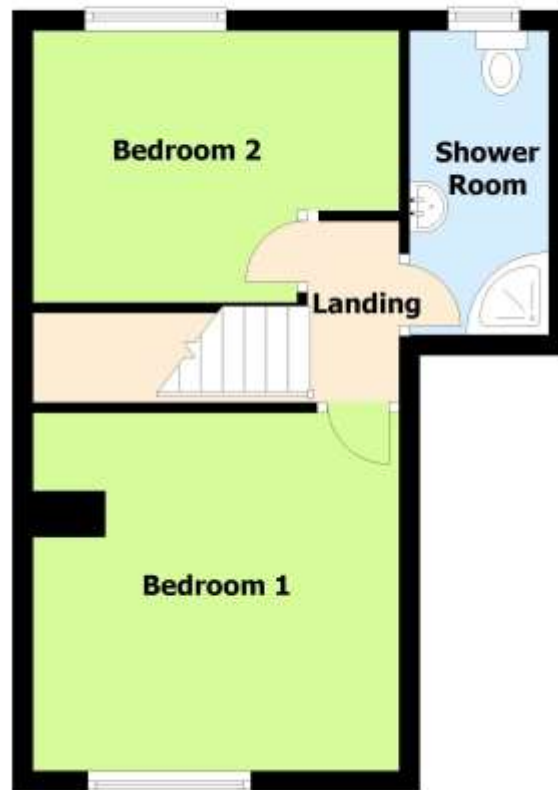
Ground Floor

Approx. 25.8 sq. metres (277.3 sq. feet)



First Floor

Approx. 30.1 sq. metres (323.7 sq. feet)



Total area: approx. 55.8 sq. metres (601.0 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.

independent estate agents

023 8084 8555

sales@pauljeffreys.co.uk

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