



1 Butts Ash Avenue, Hythe SO45 3RB

£285,000

paul jeffreys



1 Butts Ash Avenue, Hythe

A SUPERBLY REFURBISHED AND REMODELLED MID TERRACED HOUSE WITH 3 DOUBLE BEDROOMS, REFITTED KITCHEN & REFITTED SHOWER ROOM, SMOOTH PLASTERED CEILINGS, GAS CENTRAL HEATING, UPVC DOUBLE GLAZED WINDOWS & DOORS

ACCOMMODATION

Entrance lobby, lounge, kitchen/diner, 3 double bedrooms, shower room

ENTRANCE LOBBY Replacement part glazed front door with two glazed side panels. Door to:

LOUNGE c.4.85m x 3.55m (15'11" x 11'8"). Oak engineered flooring, front aspect window, recessed downlighters, telephone point, wood burner with natural wood mantel over, vertical double radiator and open access to:

KITCHEN/DINER c. 5.73m x 3.66m (18'9" x 12').

DINING AREA: Vertical radiator, oak engineered flooring and wide glazed double doors leading to rear garden.

Open access to:

KITCHEN AREA: Having been refitted with range of grey units comprising inset single drainer sink unit with cupboards below, instant boiling water tap, range of base units with cupboards and drawers with worktops above and tiled splashbacks, wall cupboards, wine rack, 'Electrolux' induction hob with extractor hood over, 'Beko' oven below, integrated dishwasher, maple worktop with

space below for fridge and freezer. Adjoining natural elm breakfast bar, further space for fridge/freezer, wall cupboard housing 'Ideal' gas fired combination boiler, oak engineered flooring, rear aspect window and half glazed door to rear garden.

LANDING Recessed downlighters, hatch to loft space and light tube radiator.

BEDROOM 1 c.4.82m x 3.47m (15'9" x 11'4"). Large built-in double wardrobe, recessed downlighters, radiator and front aspect window.

BEDROOM 2 c.3.44m x 2.58m (11'3" x 8'5"). Two built-in double wardrobes, recessed downlighters, radiator and rear aspect window.

BEDROOM 3 c.3.92m x 2.42m (12'10" x 7'11"). Recessed downlighters, radiator and front aspect window.

SHOWER ROOM Having been refitted comprising WC with concealed cistern, wash hand basin in vanity unit with cupboards below. Large shower cubicle with two 'Mira' shower heads, chrome heated towel rail, tiled floor and rear aspect window.

OUTSIDE

FRONT GARDEN: Mainly laid with gravel with two parking spaces. **GARAGE:** With power and light and plumbing for automatic washing machine.



REAR GARDEN: Paved patio, power point and light, two areas with artificial lawn. Rear pedestrian access via a gate.

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

EPC RATING 'E' (This was carried out in 2013 prior to the installation of the new boiler and double glazed windows.)

GROSS SQUARE MEASUREMENTS 90.2 sq. metres (970 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.

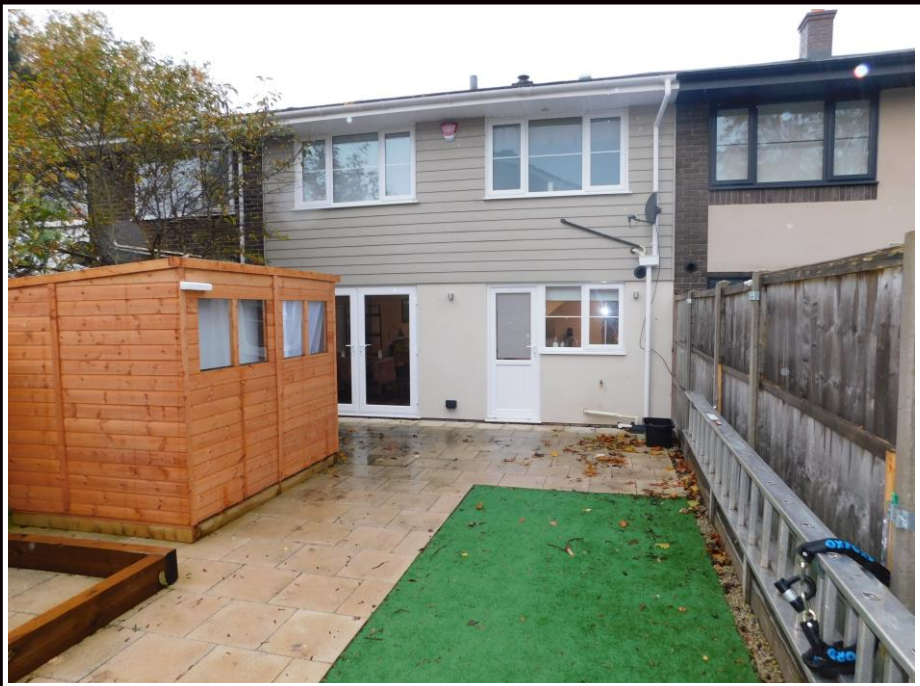
DIRECTIONS From our office proceed via New Road up on to Langdown Lawn, forking left just before the hospital into Fawley Road. On reaching the top of the hill, after a short way, turn right into Butts Ash Lane, take the fourth turning on the left-hand side into Butts Ash Avenue and the property will be found as the second property 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

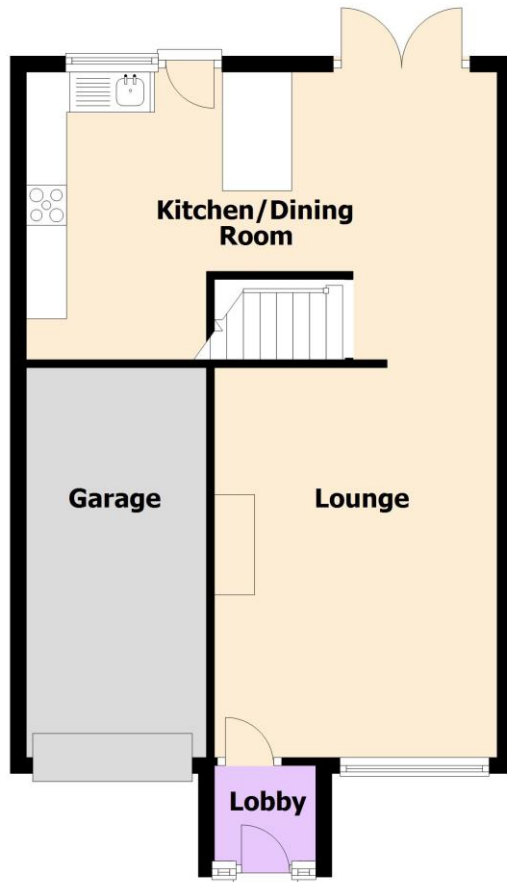
PMD/TW/10.20





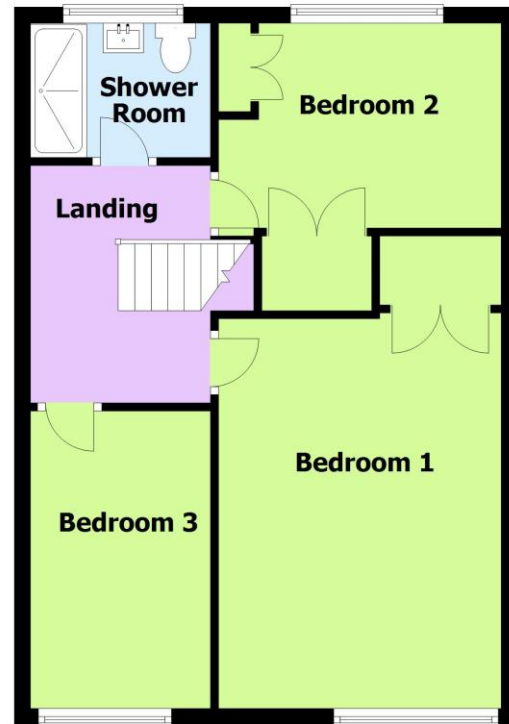
Ground Floor

Approx. 51.7 sq. metres (556.5 sq. feet)



First Floor

Approx. 50.1 sq. metres (539.0 sq. feet)



Total area: approx. 101.8 sq. metres (1095.5 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

pauljeffreys.co.uk

Zoopa.co.uk

rightmove.co.uk
The UK's number one property website

paul jeffreys

Sales | lettings | land

Open 7 Days

 Paul Jeffreys Estate Agents

 @pauljeffreys92