



22 Alder Close, Dibden Purlieu SO45 5SJ

paul jeffreys



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A 2-BEDROOM QUADRANT HOUSE WITH DRIVEWAY WITH PARKING FOR 2 CARS & AN ADDITIONAL PARKING SPACE
Gas central heating, double glazing. NO CHAIN

ACCOMMODATION

Entrance hall, lounge/diner, kitchen, 2 bedrooms, bathroom

ENTRANCE HALL UPVC front door, radiator, two shallow cupboards.

LOUNGE/DINER c.4.16m x 3.60m (13'7" x 11'9"). Radiator, electric fire with marble effect hearth and wooden surround, TV point, small understairs cupboard, walk-in bay front aspect window.

KITCHEN c.2.38m x 1.70m (7'9" x 5'6"). Range of base units with cupboards and drawers, space for automatic washing machine and cooker and fridge/freezer, tiled splashbacks, wooden worktops, 1.5 bowl sink unit, range of wall cupboards, 'Glow-Worm' gas boiler, front aspect window.

LANDING Access to loft space.

BEDROOM 1 c.3.16m x 2.60m (10'4" x 8'6"). Radiator, overstairs airing cupboard with hot water tank, TV point, front aspect window.

BEDROOM 2 c.2.61m x 2.25m (8'9" x 7'4"). Radiator, two small front aspect windows.

BATHROOM WC, pedestal wash hand basin, panelled bath with fully tiled surround, radiator, side aspect window.

OUTSIDE Small area of front garden laid to lawn. Driveway with parking for two cars and one further parking space.

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

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 44.6 sq. metres (479.9 sq. feet) approx.

TENURE The Agents are advised this property is FREEHOLD.

DIRECTIONS Leave Hythe via New Road and Langdown Lawn passing Hythe Hopsital on your left. On reaching the roundabout turn right onto Upper Mullins Lane, which runs into Challenger Way and just as the road drops down and bears right take 2nd left into Beechwood Way and 2nd right into Alder Close and 1st right where the property will be found directly in front of you, 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

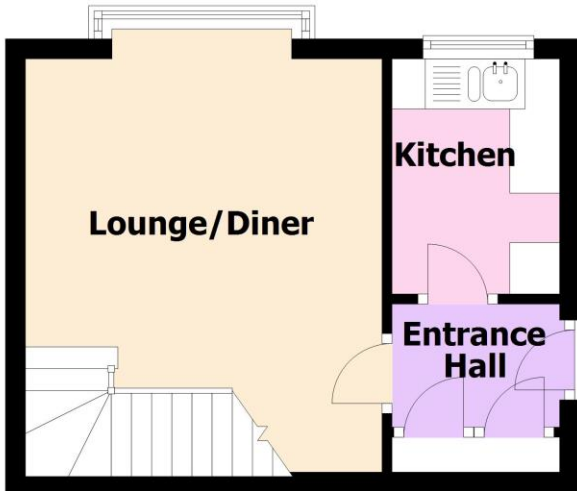
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

MJD/HC/11.2020



Ground Floor

Approx. 22.4 sq. metres (241.4 sq. feet)



First Floor

Approx. 22.2 sq. metres (238.5 sq. feet)



Total area: approx. 44.6 sq. metres (479.9 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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