



15 Greatwood Close, Hythe SO45 3BU

paul jeffreys



15 Greatwood Close, Hythe

A WELL MAINTAINED SEMI-DETACHED HOUSE APPROX. 1 MILE FROM HYTHE CENTRE

Gas central heating, double glazing, plastic fascias,
refitted kitchen, parking for 2/3 cars & garage,
southerly rear aspect

ACCOMMODATION

Entrance porch, entrance hall, lounge, separate dining
room, refitted kitchen, 3 bedrooms, shower room

ENTRANCE PORCH Door to:

ENTRANCE HALL Radiator.

LOUNGE c.4.63m x 4.17m (15'2" x 13'8" max.
measurements). Two radiators, TV point, cupboard
housing 'Worcester' combination gas boiler for central
heating and hot water, door to:

DINING ROOM c.2.97m x 2.23m (9'9" x 7'4"). Radiator,
door to garden.

KITCHEN c.2.97m x 2.39m (9'9" x 7'10"). Having been
refitted with inset single drainer stainless steel sink unit,
range of low level cupboards & drawers and space for
washing machine and dishwasher. Integrated fridge/
freezer at one end, further worktop with low level
cupboards and built in 'Bosch' induction hob with oven
beneath and extractor over with adjoining wall cupboard,
recessed ceiling lights, door to garden.

LANDING Access to roof space via loft ladder, linen
cupboard.

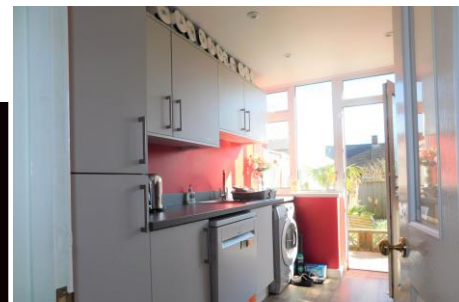
BEDROOM 1 c.4.02m x 2.92m (13'2" x 9'7"). Double built-
in wardrobe cupboard, radiator.

BEDROOM 2 c.3.20m x 3.18m (10'6" x 10'5"). Double
built-in wardrobe cupboard, radiator.

BEDROOM 3 c.2.74m x 2.21m (9' x 7'3"). Built in
cupboard, radiator.

SHOWER ROOM Fully tiled walls, shower cubicle with
electric shower, pedestal hand basin, low level WC suite,
radiator.

OUTSIDE Concrete driveway allows parking for 2/3
vehicles and gives access to DETACHED GARAGE. The
garden to the front is laid to lawn with mature trees, shrubs
and bushes. Pedestrian side gate leads to the southerly
facing rear garden, which is primarily laid to lawn with two
paved patio areas, one behind the garage capturing the
evening sun. There is currently an abundance of mature
palm trees and specimen shrubs, most of which will be
removed by the vendor prior to completion of a sale.
Outside tap.



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

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 83.1 sq. metres (894 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.

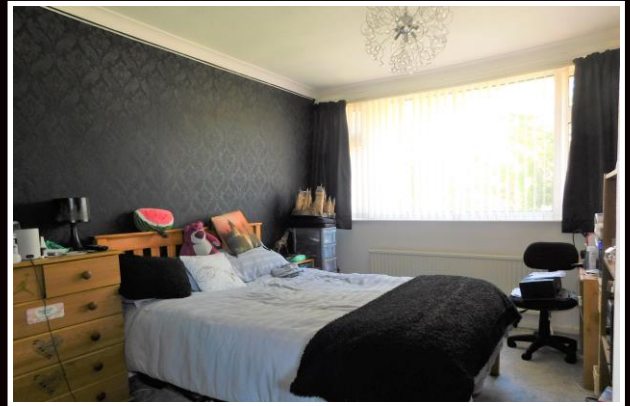
NOTE FLOOR PLAN IS FOR GUIDANCE ONLY.

DIRECTIONS Leave Hythe via New Road and Langdown Lawn, forking left immediately before Hythe Hospital and Greatwood Close will be seen as the 1st turning 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 |

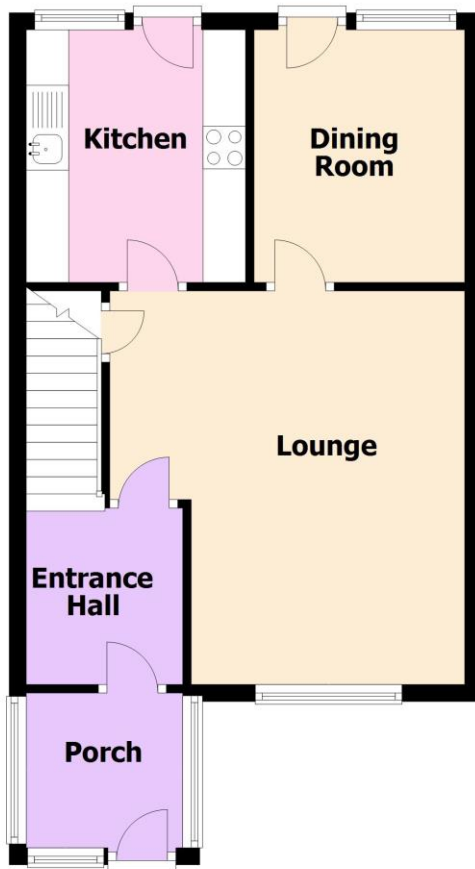
JRS/HC/02.21





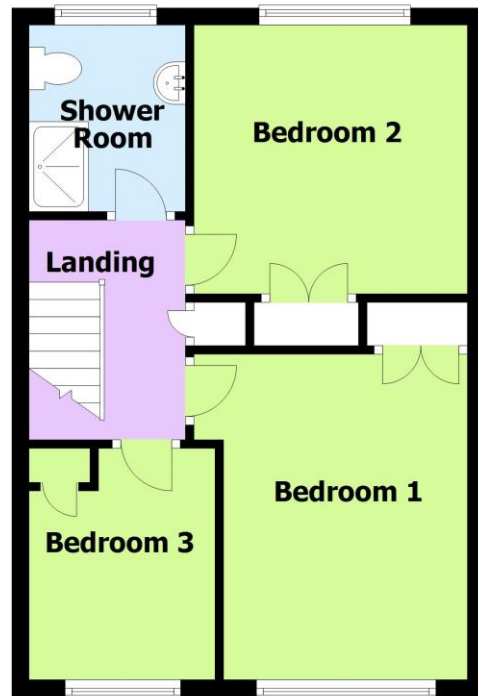
Ground Floor

Approx. 43.3 sq. metres (466.0 sq. feet)



First Floor

Approx. 39.8 sq. metres (427.9 sq. feet)



Total area: approx. 83.1 sq. metres (894.0 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

pauljeffreys.co.uk

zoopla.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