



26 Yelverton Avenue, Hythe SO45 3QU

paul jeffreys



A SPACIOUS 3 DOUBLE BEDROOM DETACHED BUNGALOW, REQUIRING SOME UPDATING BUT BENEFITING FROM RECENTLY COMPLETELY REFITTED WETROOM/BATHROOM

Gas central heating, double glazing, ample parking, garage, good sized garden. NO CHAIN.

ACCOMMODATION

Entrance lobby, hall, lounge, kitchen/breakfast room, sun lounge, 3 double bedrooms, refitted wetroom/bathroom

ENTRANCE LOBBY UPVc double glazed front door with glazed side panel, tiled floor, further part glazed door & glazed side panel leading to:

ENTRANCE HALL Radiator, hatch to loft space, thermostat control, walk in airing cupboard with lagged tank.

LOUNGE c.4.89m x 3.68m (16' x 12'11"). Radiator, gas fire with stone surround and adjoining TV shelves with polished wood tops, sliding patio door leading to sun lounge.

KITCHEN/BREAKFAST ROOM c.3.93m x 3.17m (12'11" x 10'5"). Comprising inset stainless steel single drainer sink unit with one cupboard below and 'Bosch' integrated dishwasher, adjoining worktop with space & plumbing for automatic washing machine, range of base units with cupboards & drawers with worktops above and tiled

splashbacks, range of wall cupboards including glass fronted display cupboards, double radiator, space for breakfast table, side aspect window, radiator, wall cupboard housing 'Glow-Worm' 3 year old gas fired boiler, glazed door to drive, sliding door to:

SUN LOUNGE c.6.00m x 2.13m (19'8" x 7'1"). With UPVc double glazed sliding patio doors to rear garden, two side aspect windows, double radiator.

BEDROOM 1 c.3.68m x 3.34m (12'1" x 10'11"). Front aspect bow window, radiator, telephone extension point.

BEDROOM 2 c.3.18m x 3.10m (10'5" x 10'2"). Radiator, side aspect window.

BEDROOM 3 c.3.68m x 2.45m (12'1" x 8'). Radiator, side aspect window.

WETROOM/BATHROOM Having just recently been completely refitted with fully tiled walls and white suite comprising panelled bath, close coupled WC, wash hand basin in vanity unit with cupboards below, tiled floor, open shower area with plumbed in shower with two shower heads, chrome heated towel rail, smooth plastered ceiling, recessed downlighters, front aspect window.

OUTSIDE FRONT GARDEN: Formed by raised planters, shrubs and bushes, driveway with parking for approx. 3 cars leading to:



DETACHED GARAGE with side window and side pedestrian door, built in store cupboard within the property. Gate leading to REAR GARDEN: Of good size with paved patio. The majority of the garden is laid with shingle interspersed with plants and shrubs, further paved area with greenhouse.

COUNCIL TAX BAND 'D' – payable 2020/21 - £1,856.47.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 97 sq. metres (1,044.3 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 continuing up onto Langdown Lawn, proceed past Tesco's on the left and fork left into Fawley Road. Just after reaching the top of the hill turn right into Butts Ash Lane and 1st left into Yelverton Avenue. The property will be found almost at the end before the right hand bend on the right, indicated by our For Sale board.

VIEWING STRICTLY BY APPOINTMENT

OPEN	Weekdays	9.00am – 6.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

PMD/HC/02.21





Ground Floor

Approx. 97.0 sq. metres (1044.3 sq. feet)



Total area: approx. 97.0 sq. metres (1044.3 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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