



12 Carpenter Close, Hythe SO45 6DR

paul jeffreys



12 Carpenter Close, Hythe

AN IMPROVED 2 BEDROOM MID-TERRACE HOUSE
WITHIN A SHORT WALK OF HYTHE VILLAGE CENTRE
Gas central heating, double glazing, easy maintenance garden,
garage in block

ACCOMMODATION

Porch, entrance hall, lounge/diner, conservatory, kitchen,
2 bedrooms, bathroom

PORCH UPVC glazed door, bin storage with meters, UPVC glazed door to:

ENTRANCE HALL Radiator, telephone point, door to:

KITCHEN c.2.97m x 1.65m (9'9" x 5'5"). Range of base units with cupboards & drawers, built in dishwasher, washing machine and fridge/freezer, worktops, stainless steel sink unit, stainless steel gas hob with extractor fan over, range of wall cupboards, one housing 'Ideal' gas boiler, smooth plastered ceilings with recessed downlighters, extractor fan, tiled flooring, front aspect window.

LOUNGE c.4.42m x 3.53m (14'6" x 11'7"). Understairs cupboard, TV point, cabling for Sky TV, telephone point, quadruple electric sockets, smooth plastered ceiling with recessed downlighters, UPVC rear aspect window, fanlight, radiator, UPVC door to:

CONSERVATORY c.3.53m x 2.29m (11'7" x 7'6"). UPVC construction, radiator, double doors to rear.

LANDING Hatch to loft with pull down ladder and part boarded, door to:

BEDROOM 1 c.2.95m x 2.31m (9'8" x 7'7" excl. wardrobes). Built in wardrobes with sliding doors, fanlight, 2 spot downlighters, radiator, rear aspect window.

BEDROOM 2 c.3.53m x 3.48m narrowing to 2.62m (11'7" x 11'5" narrowing to 8'7"). Airing cupboard with hot water tank, overstairs storage cupboard, radiator, two front aspect windows.

BATHROOM WC, pedestal wash hand basin, panelled bath with shower over, underfloor heating, tiled flooring, shaver socket, smooth plastered ceilings with recessed downlighters, extractor fan, automatic sensed main light.

OUTSIDE FRONT: Immaculate front garden with artificial lawn. **REAR:** Small decked area with raised brick flower beds with step down to easy maintenance slabbed garden with small area of artificial lawn in centre, rear gated access.

COUNCIL TAX BAND 'C' - payable 2021/22 - £1,726.93.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 65.5 sq. metres (705 sq. feet) approx.

TENURE The Agents are advised this property is FREEHOLD

DIRECTIONS Leave Hythe via New Road, which leads into South Street and take 1st right into Mousehole Lane and 1st right into Carpenter Close and the property will be seen at the end.

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.

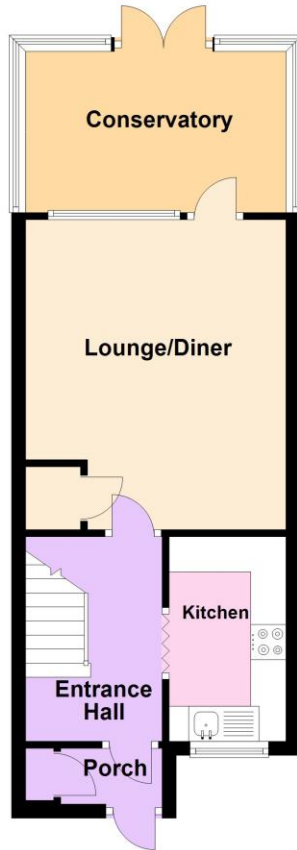
NOTE FLOOR PLAN IS FOR GUIDANCE ONLY

VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK



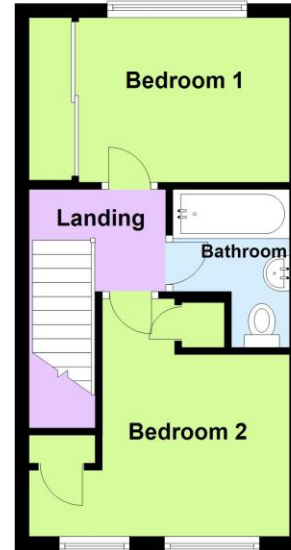
Ground Floor

Approx. 38.1 sq. metres (410.2 sq. feet)



First Floor

Approx. 27.4 sq. metres (294.7 sq. feet)



Total area: approx. 65.5 sq. metres (705.0 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.

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