



11 Chaloner Crescent, Dibden Purlieu SO45 4HD

paul jeffreys



11 Chaloner Crescent, Dibden Purlieu

A SEMI-DETACHED HOUSE IN FAVOURED LOCATION
REQUIRING MODERNISATION & IMPROVEMENT
Gas central heating, double glazing, garage & parking for
2/3 cars, secluded south-facing rear garden. NO CHAIN.

ACCOMMODATION

Entrance hall, lounge, kitchen/dining room, garage with
utility room off, 3 bedrooms, wetroom, separate WC

ENTRANCE PORCH Door to entrance hall and door to
garage.

ENTRANCE HALL Radiator, cupboard beneath staircase.

LOUNGE c.4.04m x 3.66m (13'3" x 12'). Stone fireplace
with fitted gas fire (disconnected), radiator, 4 wall light
points, TV point.

KITCHEN/DINING ROOM c.5.92m x 2.69m (19'5" x
8'10"). Part tiled walls, single drainer enamel sink unit
with adjoining worktop and low level cupboards and
drawers, space for fridge and freezer, gas point for
cooker, further worktop with low level cupboards and wall
cupboards over, wall mounted 'Worcester' gas boiler for
central heating and hot water, radiator, larder cupboard,
door to garage and sliding doors to:

SUN ROOM c.3.41m x 2.23m (11'2" x 7'4"). Timber and
double glazed construction with doors to garden.

LANDING Access to roof space, linen cupboard.

BEDROOM 1 (REAR) c.3.43m x 2.67m (11'4" x 8'9").
Mirror fronted double wardrobe cupboard and shelved
storage cupboard, radiator.

BEDROOM 2 c.3.04m x 2.97m (10' x 9'9" excl. door
recess). Radiator.

BEDROOM 3 c.2.90m x 2.08m (9'6" x 6'10"). Radiator.

WETROOM Plumbed in 'MX Duo Lxi' shower, wash hand
basin, radiator.

SEPARATE WC With high level suite.

OUTSIDE Concrete driveway allows parking for 2/3 cars
and gives access to ATTACHED GARAGE c.7.24m x 2.64m
(23'9" x 8'8") with up-and-over door, electricity connected
and door to UTILITY ROOM c.2.64m x 2.39m (8'8" x
7'10"). Door to garden, plumbing for washing machine,
wash hand basin. The garden to the front is laid to lawn
with flower bed. The rear garden enjoys a southerly
aspect, offers a high degree of privacy with mature trees
and shrubs, area of lawn, paved patio and pedestrian rear
access, outside tap, corrugated iron garden shed c.3.66m x
2.74m (12' x 9').



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

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 88.9 sq. metres (957.5 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 into Fawley Road just before Hythe Hospital. At the top of the hill turn right into Butts Ash Lane and 1st right into Chaloner Crescent, where the property will be seen 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

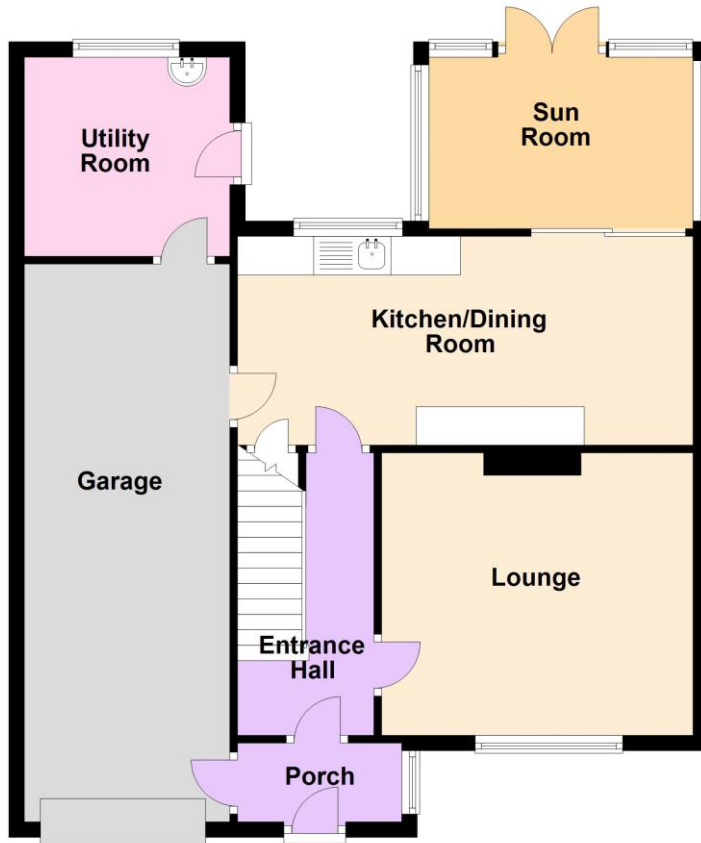
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Ground Floor

Approx. 75.6 sq. metres (813.3 sq. feet)



First Floor

Approx. 40.5 sq. metres (436.1 sq. feet)



Total area: approx. 116.1 sq. metres (1249.3 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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