



27 Cheviot Drive, Dibden SO45 5TZ

£154,950

paul jeffreys



A ONE BEDROOM FIRST FLOOR MAISONETTE

Gas central heating, double glazing, Short walk of supermarket and leisure centre
NO CHAIN

ACCOMMODATION

Entrance hall, lounge, kitchen, bedroom, bathroom.

ENTRANCE HALL UPVC glazed front door. Hatch to loft space

LOUNGE c.5.21m narrowing to 3.58m x 3.56m (17'1" narrowing to 11'9" x 11'8"). Overstairs cupboard, radiator and front aspect window. Door to:

KITCHEN c.3.99m x 1.65m (13'1" x 5'5"). Range of base units with cupboards and drawers. Space for undercounter fridge and freezer and space for washing machine. Built-in oven and hob with extractor fan over. Small double sink, worktops and tiled splashbacks. Range of wall cupboards, radiator, large storage cupboard and rear aspect window.

BEDROOM c.3.66m x 2.82m (12' x 9'3"). Airing cupboard housing recently installed 'Worcester' combination boiler. Built-in wardrobes, radiator and rear aspect window.

BATHROOM WC, pedestal wash hand basin and panelled bath with 'Triton' electric shower over. Fully tiled walls, extractor fan and radiator.

OUTSIDE There is one allocated parking space.

COUNCIL TAX BAND 'A' – Payable 2021/22 - £1,295.20

EPC RATING 'D'

GROSS SQUARE MEASUREMENTS 45.1 sq. metres (485.9 sq. feet) approx.

TENURE The agents are advised that this property is LEASEHOLD held on the residue of 999 year lease.

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.

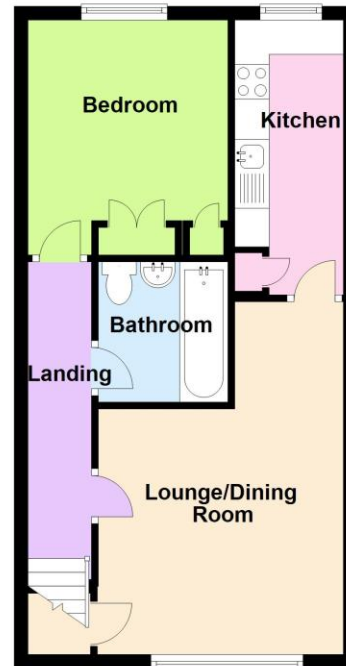
FLOOR PLAN IS FOR GUIDANCE ONLY.

DIRECTIONS Leave Hythe via Jones Lane and at the end of the road turn right on to Southampton Road. Follow for about half a mile and take the left on to Claypits Lane and follow to the end of the road where you will come to the mini roundabout and take the second exit which continues on Claypits Lane and at the 'T' turn left on to Cumberland Way and then take the second left on to Cheviot Drive and follow the road round to the left-hand side and the property will be found at the end, on the right-hand side.



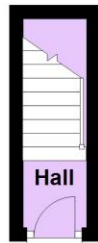
First Floor

Approx. 42.3 sq. metres (455.7 sq. feet)



Ground Floor

Approx. 2.8 sq. metres (30.2 sq. feet)



Total area: approx. 45.1 sq. metres (485.9 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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