



8 Hartley Walk, Dibden Purlieu SO45 5EW

paul jeffreys



A 3-BEDROOM SEMI-DETACHED HOUSE IN POPULAR LOCATION

Gas central heating, double glazing, catchment for Orchard and Noadswood Schools. Parking and garage in block with rear access.
NO CHAIN.

ACCOMMODATION

Entrance hall, lounge/diner, kitchen, 3 bedrooms, bathroom

ENTRANCE HALL UPVC glazed door with glazed side panel, radiator.

LOUNGE/DINER c.7.95m x 3.58m narrowing to 2.64m (26'1" x 11'9" narrowing to 8'8"). Two radiators, TV point, fireplace with marble effect surround, understairs cupboard, UPVC sliding doors to rear.

KITCHEN c.3.81m x 2.36m (12'6" x 7'9"). Range of base units with cupboards and drawers, built in dishwasher, built in oven, electric hob with extractor fan above, space for fridge/freezer, built in understairs cupboard, worktops, tiled splashbacks, range of wall cupboards, recessed downlighters, rear aspect window, UPVC glaze door to side.

LANDING Side aspect window, hatch to loft space.

BEDROOM 1 c.3.86m x 3.20m (12'8" x 10'6"). Built-in wardrobes, radiator, TV point, front aspect window.

BEDROOM 2 c.3.23m x 2.67m (10'7" x 8'9"). Radiator, built-in wardrobes, rear aspect window.

BEDROOM 3 c.3.05m x 2.13m (10' x 7'). Radiator, built-in overstairs cupboard, front aspect window.

SHOWER ROOM Corner shower cubicle with plumbed in shower, WC, wash hand basin in vanity unit, two heated towel rails, fully tiled walls, side and rear aspect windows.

OUTSIDE

FRONT GARDEN: Driveway with parking, easy maintenance shingled area.

REAR GARDEN: Easy maintenance rear garden, with patio slabs and shingle. Mature shrubs and trees. Garden shed and tap. Rear access to garage in block through side door.



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

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 81.1 sq. metres 872.8 (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. Take the 3rd right into Dukeswood Drive and 1st left into Lodge Drive, follow for a short way taking the 2nd left into Hartley Walk where the property will be found on the right hand side on the corner.

VIEWING STRICTLY BY APPOINTMENT

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

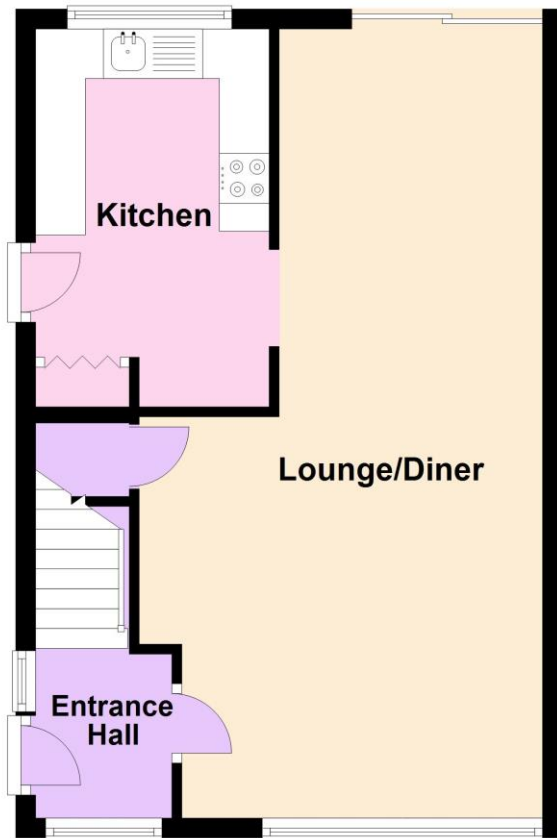
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Ground Floor

Approx. 40.5 sq. metres (436.4 sq. feet)



First Floor

Approx. 40.5 sq. metres (436.4 sq. feet)



Total area: approx. 81.1 sq. metres (872.8 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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