



15 Cambria Drive, Dibden SO45 5UW

paul jeffreys



A THREE BED SEMI DETACHED HOUSE IN A
POPULAR LOCATION WITH DRIVEWAY AND
GARAGE

Gas central heating, double glazing, short walk of
supermarket and leisure centre, vendor suited.

ACCOMMODATION

Entrance Porch, lounge/diner, kitchen, conservatory, 3
bedrooms, shower room

ENTRANCE PORCH UPVC glazed door with glazed side
panel, cupboard and radiator.

LOUNGE/DINER c.7.52m x 4.45m narrowing to 2.26m
(24'8" x 14'7" narrowing to 7'5"). Two radiators, side and
front aspect windows, TV point, gas fire and understairs
cupboard. New PVC double doors to rear.

KITCHEN c.3.35m x 2.13m (11' x 7'). Range of base
units with cupboards and drawers and space for
automatic washing machine and space for cooker with
extractor over. Space for under counter fridge, tiled
splashbacks, range of wall cupboards and UPVC door to
rear.

CONSERVATORY c.3.89m x 2.92m (12'9" x 9'7"). Part
brick UPVC construction. Radiator and double doors to
rear.

LANDING Hatch to loft space and side aspect window.

BEDROOM 1 c.4.14m x 2.52m (13'7" x 8'3"). Airing
cupboard, built-in wardrobes, radiator and front aspect
window.

BEDROOM 2 c.2.80m x 2.52m (9'2" x 8'3"). Radiator,
built-in wardrobes and rear aspect window.

BEDROOM 3 c.3.25m x 1.83m (10'8" x 6'). Built-in
cupboard, radiator and front aspect window.

SHOWER ROOM WC, wash hand basin in vanity unit,
corner shower cubicle with shower over, fully tiled walls
and rear aspect window.

OUTSIDE

FRONT GARDEN Driveway leading to garage and small
shingled area with mature shrubbery.

REAR GARDEN South Easterly facing garden. Laid to lawn
with mature shrubs, flower beds and green house. Outside
tap.



COUNCIL TAX BAND 'C' – payable 2021/22 - £1726.93

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 81.6 metres (878.8. 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.

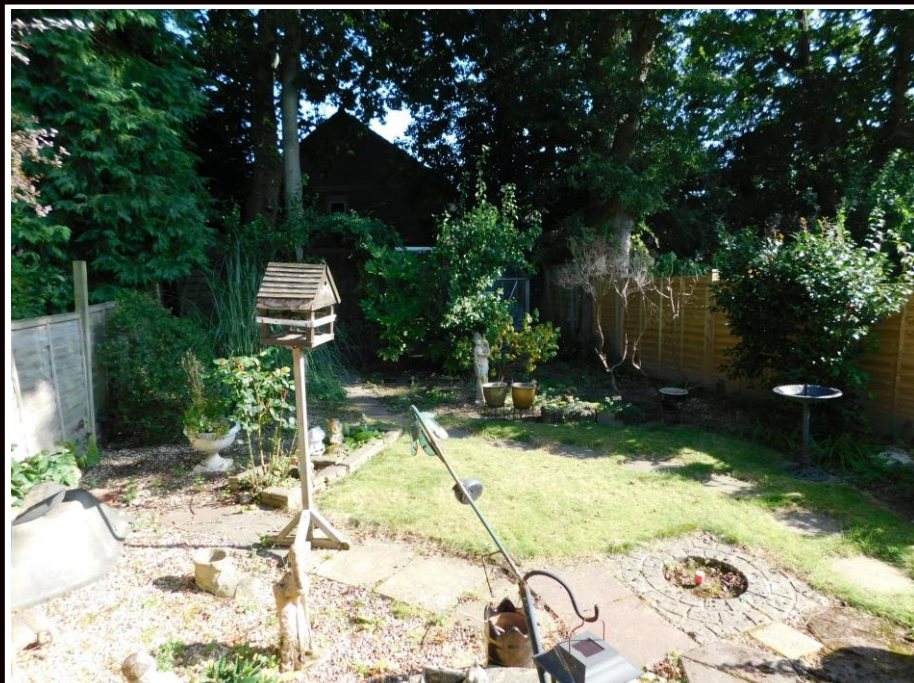
DIRECTIONS Leave Hythe via Jones Lane, at the end turn right in to Southampton Road, follow for approximately half a mile turning left into Claypits Lane. Follow to the end where you come to the mini roundabout and take the first exit in to Challenger Way and take the third right in to Cumberland Way and then take the third left in to Cambria Drive and the property is located on the left-hand side 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

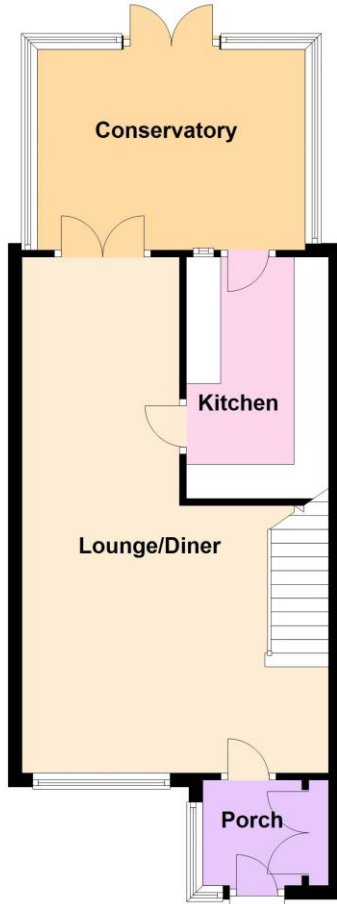
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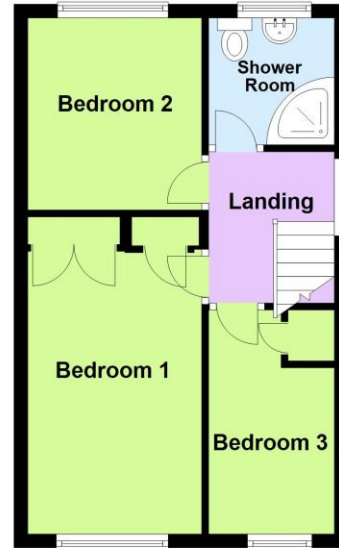
Ground Floor

Approx. 48.2 sq. metres (518.7 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.1 sq. feet)



Total area: approx. 81.6 sq. metres (878.8 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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