



15 School Road, Hythe, SO45 6BJ

paul jeffreys





## 15 School Road, Hythe

A THREE BED SEMI DETACHED HOUSE IN A SORT AFTER LOCATION IN HYTHE VILLAGE CENTRE.

Recently fitted Worcester Gas Combination Boiler, double glazing, ample parking and large garage, no chain.

### ACCOMMODATION

Entrance Hall, Lounge, Kitchen Diner, Sun Room, Cloakroom, Utility Room, Three Bedrooms, Shower Room.

**ENTRANCE HALL** UPVC Glazed front door with glazed side panels, radiator, door to

**LOUNGE** c.4.70m x 3.13m (15'5" x 10'3"). Radiator, Electric fire with surround, telephone and TV point, front aspect bay window.

**KITCHEN / DINER** c5.39m x 3.96m (17'8" x 13') Range of base units with cupboards and drawers, space for automatic washing machine, recently installed cooker and grill, Hotpoint electric hob with extractor fan over, worktops, one and a half bowl stainless steel sink unit, tiled splashbacks, range of wall cupboards, recently fitted Worcester Gas Combination boiler, understairs cupboard, side aspect window and door to

**SUN ROOM** c3.99m x 2.59m (13'1" x 8'6") Double doors to rear and door to

**CLOAKROOM** WC, Pedestal wash hand basin, tiled walls, extractor fan, side aspect window.

**UTILITY ROOM** c2.06m x 1.07m (6'9" x 3'6"). Extractor fan, rear aspect window.

**LANDING** Hatch to loft space and door to

**BEDROOM 1** c3.84m x 3.13m (12'7" x 10'3") Radiator, TV & telephone point, built in cupboard space, front aspect bay style window.

**BEDROOM 2** c3.99m x 3.18m (13'1" x 10'5") TV point, radiator, rear aspect window.

**BEDROOM 3** c2.97m x 2.16m (9'9" x 7'1") TV point, radiator, side aspect window.

**SHOWER ROOM** WC, bowl wash hand basin, shower cubicle with glass folding door with shower over, extractor fan, chrome heated towel rail, smooth plaster ceiling with recessed downlighters, part tiled walls, side aspect window.

### OUTSIDE

**FRONT** Driveway with ample parking, leading to large garage with power and light.

**REAR** South Easterly facing, beautifully landscaped garden with mature shrub beds and shrubbery, garden shed, outside power point, side access, side door to garage, garden tap.



COUNCIL TAX BAND D – payable 2021/22 - £ 1942.80

EPC RATING D

GROSS SQUARE MEASUREMENTS 106.2 sq. metres (1143.1sq. 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 The Marsh which leads into Prospect Place, at the mini roundabout take the first exit into Jones Lane and continue to just before the 'T' junction and take a left next to the Shell Garage into Southampton Road and then the first left into School Road, where the property will be found about half way up on the Right 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

MJD/BH/08.21







Total area: approx. 106.2 sq. metres (1143.1 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.

independent estate agents

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Paul Jeffreys Estate Agents

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