



16 Guillemot Close, Hythe SO45 3GJ

£209,950

paul jeffreys





## 16 Guillemot Close, Hythe

### A GOOD SIZED 2 BEDROOM MAISONETTE

With good sized private garden, gas central heating, double glazing, garage in block. To benefit from Lease Extension. Shared Freehold. NO CHAIN.

### ACCOMMODATION

Entrance hall, lounge, kitchen, 2 bedrooms, bathroom

**ENTRANCE HALL** UPVC glazed front door with glazed side panel, radiator, two storage cupboards, door to:

**LOUNGE** c.4.75m x 3.76m (15'7" x 12'4"). Radiators, fireplace with wooden surround, small storage space, rear aspect window.

**KITCHEN** c.2.84m x 1.85m (9'4" x 6'1"). Range of base units with cupboards & drawers, space for cooker with extractor fan over, space for under counter fridge and freezer, space for automatic washing machine, stainless steel sink unit, worktops, tiled splashbacks, 'Viessmann' combination gas boiler, tiled splashbacks, range of wall cupboards, rear aspect window.

**BEDROOM 1** c.3.43m x 2.84m (11'3" x 9'4"). Built in cupboard and wardrobe, radiator, front aspect window.

**BEDROOM 2** c.3.43m x 2.64m (11'3" x 8'8"). Radiator, front aspect window.

**BATHROOM** WC, pedestal wash hand basin, panelled bath with electric shower over, fully tiled walls, radiator, side aspect window.

**OUTSIDE REAR GARDEN:** Good sized open garden, mostly laid to lawn, 3 garden sheds, mature shrubbery, patio area, garden tap.

**COUNCIL TAX BAND 'A'** - payable 2021/22 - £1,295.20.

**EPC RATING 'C'.**

**GROSS SQUARE MEASUREMENTS** 58.3 sq. metres (627.5 sq. feet) approx.

**TENURE** The Agents are advised this property is Leasehold with a share of the Freehold. The vendor has advised they are in the process of extending the lease. They have confirmed there is no maintenance charge or ground rent to pay.

**DIRECTIONS** Leave Hythe via New Road and Langdown Lawn forking left into Fawley Road, proceed for a short while and turn left into Frost Lane just before Seadown Veterinary Practice. Take 3<sup>rd</sup> left into Fulmar Drive and 3<sup>rd</sup> right into Guillemot Close and the property will be found on the right hand side, indicated by our For Sale board.

**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

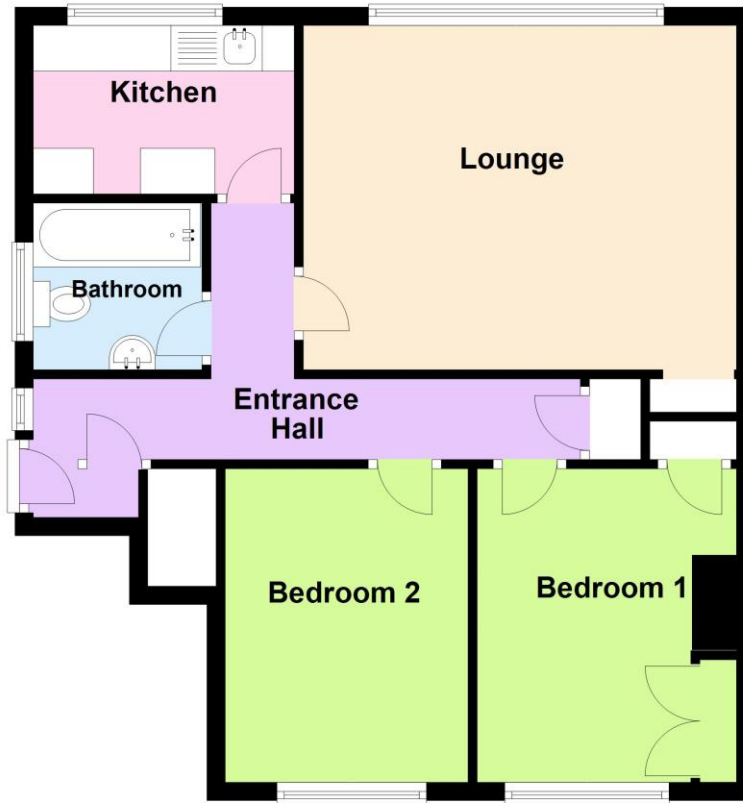
**VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK**

MJD/HC/08.21



## Ground Floor

Approx. 58.3 sq. metres (627.5 sq. feet)



Total area: approx. 58.3 sq. metres (627.5 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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**Open 7 Days**

 Paul Jeffreys Estate Agents

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