



17 Capella Gardens, Dibden SO45 5UE

paul jeffreys



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### A 2 BEDROOM SEMI-DETACHED HOUSE IN POPULAR LOCATION

Short walk of supermarket and health & leisure centre, gas central heating, double glazing, garage, driveway with parking

ACCOMMODATION  
Entrance hall, lounge/diner, kitchen,  
2 bedrooms, bathroom

ENTRANCE HALL UPVC glazed front door and glazed side panel, front aspect window, door to:

LOUNGE/DINER c.5.26m x 3.99m (17'3" x 13'1"). Two radiators, electric fire with wooden surround, TV point, front aspect window, door to:

KITCHEN c.3.96m x 2.92m (13' x 9'7"). Range of base units with cupboards and drawers, built in freezer, space for automatic washing machine, space for cooker with extractor fan over, space for under counter fridge, worktops, stainless steel sink unit, tiled splashbacks, range of wall cupboards, 'Glow-Worm' combination gas boiler (installed 2019), radiator, built in cupboard, rear aspect window, door to rear.

LANDING Hatch to loft space, door to:

BEDROOM 1 c.3.99m x 2.82m (13'1" x 9'3" incl. wardrobes). Radiator, built in wardrobes, front aspect window.

BEDROOM 2 c.3.96m x 2.77m (13'1" x 9'1"). Radiator, storage cupboard (formerly the airing cupboard), rear aspect window.

BATHROOM WC, wash hand basin in vanity unit, panelled bath with mixer tap shower attachment over, mostly tiled walls, chrome heated towel rail, extractor fan, side aspect window.

OUTSIDE FRONT GARDEN: Small lawned area, driveway leading to GARAGE. REAR GARDEN: Mostly laid to lawn with mature shrubbery, rear access to garage, storage area.

COUNCIL TAX BAND 'B' - payable 2021/22 - £1,511.07.

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 68.4 sq. metres (736.2 sq. feet) approx.

TENURE The Agents are advised this property is FREEHOLD

DIRECTIONS Leave Hythe via Jones Lane, at the end turn right into Southampton Road, follow for approx. 1/2 mile, turning left into Claypits Lane. Follow to the end where you will come to the mini roundabout, take 1<sup>st</sup> into Challenger Way, take 3<sup>rd</sup> right into Cumberland Way and 1<sup>st</sup> left into Capella Gardens, where the property will be found on the left hand side towards the end.

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

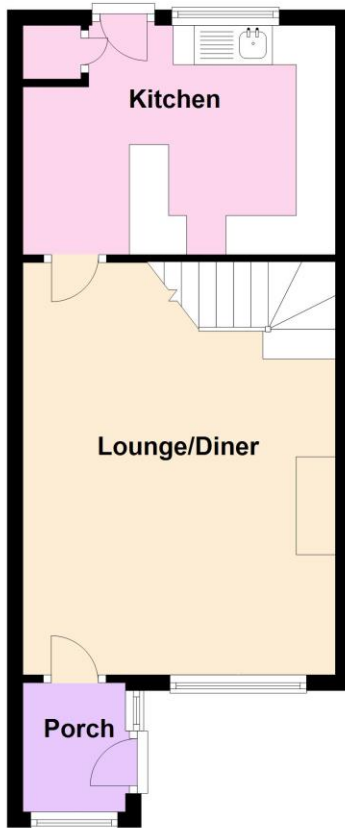
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

MJD/HC/08.21



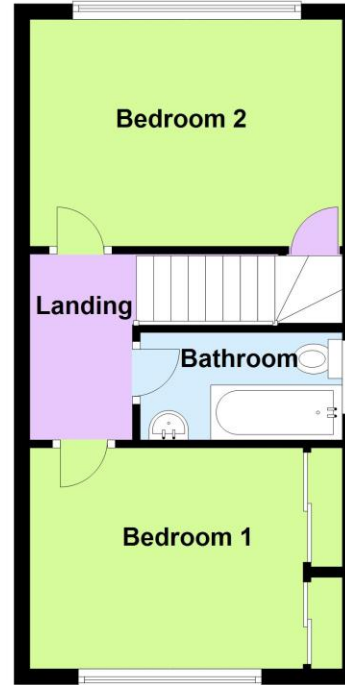
## Ground Floor

Approx. 35.3 sq. metres (380.4 sq. feet)



## First Floor

Approx. 33.1 sq. metres (355.8 sq. feet)



Total area: approx. 68.4 sq. metres (736.2 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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