



31 Laburnham Crescent, Hythe SO45 3PP

paul jeffreys



31 Laburnham Crescent, Hythe

A 3 BEDROOM MID-TERRACE HOUSE, IN NEED OF MODERNISATION

Gas central heating, double glazing, driveway with ample parking
NO CHAIN

ACCOMMODATION

Porch, entrance hall, lounge, conservatory, kitchen,
3 bedrooms, bathroom

ENTRANCE PORCH Wooden glazed front door with side glazed panel and front aspect window.

ENTRANCE HALL UPVC glazed door with side panel, radiator, door to:

LOUNGE c.5.41m x 3.76m (17'9" x 12'4"). Two radiators, gas fire with surround, wood cladded walls, sliding doors to:

CONSERVATORY c.5.41m x 2.62m (17'9" x 8'7"). UPVC construction, sliding doors to rear.

KITCHEN c.3.58m x 3.51m (11'9" x 11'6"). Range of base units with cupboards & drawers, worktops, stainless steel sink unit, wall cupboards, fully tiled walls, radiator, cupboard, front aspect window.

LANDING Airing cupboard, hatch to loft.

BEDROOM 1 c.3.68m x 3.28m (12'1" x 10'9"). Radiator, built in wardrobe, rear aspect window.

BEDROOM 2 c.3.15m x 2.84m (10'4" x 9'4"). Radiator, built in cupboard, front aspect window.

BEDROOM 3 c.2.74m x 2.06m (9'x 6'9"). Radiator, rear aspect window.

BATHROOM Panelled bath, wash hand basin, part tiled walls, radiator, front aspect window.

SEPARATE WC WC, tiled walls, front aspect window.

OUTSIDE FRONT: Block paved driveway with ample parking. **REAR:** Easy maintenance garden.

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

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 98.1 sq. metres (1055.8 sq. feet) approx.

TENURE The Agents are advised this property is FREEHOLD

DIRECTIONS Leave Hythe via New Road and Langdown Lawn forking left into Fawley Road just before Hythe Hospital. Proceed for approx. ½ mile and turn right into Fawley Road continued. At the T turn left and 1st right into Cedar Road and 2nd right into Laburnham Crescent, where the property will be found on the left hand side.

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

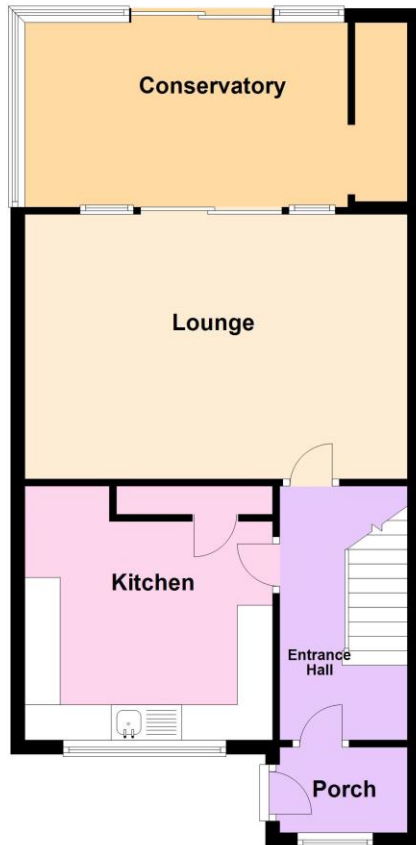
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

MJD/HC/12.21



Ground Floor

Approx. 57.4 sq. metres (617.8 sq. feet)



First Floor

Approx. 40.7 sq. metres (438.0 sq. feet)



Total area: approx. 98.1 sq. metres (1055.8 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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