



12 Nash Close,
Dibden Purlieu

paul jeffreys

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Dibden Purlieu | SO45 4RT

Southampton – 14 miles, Lymington – 10 miles, M27 – 14 miles, Hythe Village – 1 miles.
(distances are approximate)

A spacious 3 bedroom detached bungalow on good sized plot, requiring updating, offered with vacant possession.

£499,950

Gas fire central heating with replacement Worcester boiler (installed approximately two years ago), double glazed windows and doors, kitchen/diner, good sized lounge, wet room with separate WC, garage with workshop area, 22.9m/75ft rear garden

ACCOMMODATION

Entrance lobby, entrance hall, lounge, kitchen/diner, 3 bedrooms, wet room separate WC

ENTRANCE LOBBY Glazed front door with side panel, tiled floor, door to garage. Part glazed door with glazed side panel heading to:

ENTRANCE HALL Radiator, built in storage cupboard, hatch to loft space.

LOUNGE c.5.57m x 3.58m (18'3" x 11'9"). Stone fire place with gas coal effect fire, we understand that the chimney is still working so an open fire could be installed. Shelving to one side of the chimney breast, radiator, warm air heater, side aspect window and rear aspect sliding patio door leading to rear garden.

KITCHEN/DINER c.5.57m x 3.42m (18'3" x 11'2").

DINING AREA Radiator, airing cupboard with lagged tank, immersion, radiator, side aspect window, open access to:

KITCHEN AREA Comprising single drainer stainless steel sink unit with cupboards and drawers below with adjoining worktop with plumbing for automatic washing machine. Range of base units with cupboards and drawers with worktops above and tiled splashbacks, space for a fridge/freezer. Phillips gas hob with Neff oven below, small

peninsular unit, corner cupboard housing Worcester Green Star gas fired boiler (fitted approximately two years

ago). Rear aspect window and glazed door to side of property.

BEDROOM 1 c.3.73m x 3.62m (12'3" x 11'10"). Double radiator, range of built in wardrobes, front aspect windows.

BEDROOM 2 c.3.15m x 3.00m (10'4" (excluding door recess) x 9'10"). Radiator, built in single cupboard, side aspect window.

BEDROOM 3 c.3.30m x 2.47m (10'11" x 8'1"). Radiator, built in double wardrobe with box cupboard, front aspect window.

WET ROOM Comprising plumbed in shower, fully tiled floor with drainage, WC, pedestal wash hand basin, fully tiled walls, chrome heated towel rail, side aspect window.

SEPARATE WC wc, side aspect window.

OUTSIDE:

FRONT GARDEN: Lawned area, flower and shrub beds with mature bushes, block paved drive leading to garage with power and light and adjoining small workshop area. Note: the garage has been constructed so as to take a caravan as there are double doors to the front and to the rear and



increased head height which leads through to the rear garden where there is a concrete hardstanding for caravan/boat.

REAR GARDEN: with pedestrian access via wrought iron gate to the opposite side of the property, block paved patio, large lawned area, numerous mature trees, shrubs and bushes, greenhouse. To the rear of the garden there is a large mature hedge and there is an additional area of garden behind this.

COUNCIL TAX BAND 'E' – payable 2022/23 - £2,459.15.

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 92sq. metres (991sq. feet) approx.

TENURE 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.

VIEWING STRICTLY BY APPOINTMENT

OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

PMD/SW/04.22



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.



DIRECTIONS: Leave Hythe via Langdown Lawn passing over the Whitewater Rise roundabout. On reaching the centre of Dibden Purlieu turn right into North Road and continue almost to the very end turning left into Nash Road. Nash Close will be found approximately half way along on the left hand side with the property being found on the right hand side indicated by our For Sale board.

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