



6 Linwood Close, Hythe SO45 3LD

paul jeffreys



6 Linwood Close, Hythe

AN IMPROVED DETACHED CHALET WITH 3 BEDROOMS

Recently installed triple glazed windows, replacement wooden internal doors, refitted kitchen, gas central heating, good sized driveway with garage and space for campervan/boat

ACCOMMODATION

Entrance hall, lounge/diner, kitchen, 3 bedrooms, bathroom, shower room

ENTRANCE PORCH Of UPVC double glazed construction with sliding door, UPVC front door with two glazed side panels leading to:

ENTRANCE HALL Radiator, wood laminate flooring, staircase with chrome rails and glass inserts, cupboard below, telephone point, thermostat control, storage cupboard.

LOUNGE/DINER c.7.21m x 3.64m to 2.75m (23'7" x 11'11" to 9'). Large front aspect window, side aspect window and sliding patio door leading to rear garden, two double radiators, recess for fire/wood burner (chimney still in place), three wall lights, smooth plastered ceiling, door to hall and part glazed door to:

KITCHEN c.3.37m x 3.15m (10'11" x 10'4"). Having been refitted with range of white gloss units comprising inset acrylic 1.5 bowl single drainer sink unit with drawers below and space & plumbing for automatic washing machine and space and plumbing for slimline dishwasher,

range of base units with cupboards & drawers, peninsular unit with cupboards & drawers, two tall larder type cupboards with concealed drawers, 'AEG' induction electric hob with extractor hood over, 'John Lewis' electric oven with drawers above & below, electric panel heater, smooth plastered ceiling with recessed downlighters, recess for fridge/freezer, door to lounge/diner, rear aspect window and half glazed UPVC door to rear garden.

BEDROOM 3 c.3.04m x 2.60m (9'11" x 8'6"). Radiator, rear aspect window.

BATHROOM Modern white suite comprising panelled bath with plumbed in shower with fully tiled surround and mixer taps, wash hand basin in vanity unit, WC with concealed cistern, half tiled walls, recessed downlighters, extractor fan, side aspect window.

LANDING Small fitted computer desk, front aspect window, hatch to loft space, vertical radiator.

BEDROOM 1 c.3.65m x 3.44m (11'11" x 11'3" excl. built in wardrobes). Front aspect window, double radiator, full width range of built in wardrobes, smooth plastered ceiling.

BEDROOM 2 c.4.08m x 3.04m (13'4" x 9'11"). Built in eaves storage cupboard, smooth plastered ceiling, radiator, front aspect window.



SHOWER ROOM Refitted with white suite comprising fully tiled corner shower cubicle with plumbed in shower, WC with concealed cistern, wash hand basin in vanity unit, tiled floor, smooth plastered ceiling with recessed downlighters, rear aspect window.

OUTSIDE:

FRONT GARDEN: With long drive with parking for three cars leading to **INTEGRAL GARAGE** with power & light and 'Worcester' gas fired boiler, high level mezzanine storage shelf, tap. The front garden itself is laid to lawn with flower & shrub beds and has a gravel area suitable for parking of campervan/boat/caravan etc. Side pedestrian access to both sides of the property leading to **REAR GARDEN:** With full width paved patio, outside tap, light, external power point, large lawned area, mature hedging, further patio set around pond, mature trees, two sheds, one greenhouse to remain, rear garden measures approx. 24.39m/80' in depth.

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

EPC RATING 'E'.

GROSS SQUARE MEASUREMENTS 99.2 sq. metres (1,066 sq. 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 New Road continuing up onto Langdown Lawn, after a short while turn left into Deerleap Way and proceed to the bottom, turning right into Ladycross Road. Continue to the end of Ladycross Road, which runs into Linwood Close and the property will be seen on the right hand side.

VIEWING STRICTLY BY APPOINTMENT

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

PMD/HC/05.22





Ground Floor
Approx. 70.6 sq. metres (759.8 sq. feet)



First Floor
Approx. 42.3 sq. metres (455.4 sq. feet)



Total area: approx. 112.9 sq. metres (1215.2 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.

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