



15 Cygnus Gardens, Dibden SO45 5UH

paul jeffreys



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A 'WIMPEY' BUILT 2 BEDROOM MID-TERRACE HOUSE

In popular location close to the New Forest, Tesco and Applemore Recreation Centre

In need of modernisation, with benefit of recently installed 'Ideal' gas fired boiler. NO CHAIN.

ACCOMMODATION

Entrance hall, lounge, kitchen, 2 bedrooms, bathroom, allocated parking space

ENTRANCE HALL Of open plan design with open access to lounge with wooden front door, cupboard housing newly installed 'Ideal Logic' gas fired boiler, meter cupboards below, open tread staircase, open access to lounge and arch to kitchen.

LOUNGE c.3.99m x 3.60m (13'1" x 11'9") these measurements exclude the area running under the stairs, where there is an additional space for furniture/table etc. Two radiators, TV point, sliding patio door to rear garden.

KITCHEN c.3.54m x 1.76m (11'7" x 5'9"). Comprising inset single drainer stainless sink unit with one cupboard below and space and plumbing for automatic washing machine, range of base units with cupboards and drawers with worktops above and tiled splashbacks, range of wall cupboards, space for cooker, space for fridge/freezer, front aspect window.

BEDROOM 1 c.3.60m x 2.73m (11'9" x 8'11"). Radiator, rear aspect window.

BEDROOM 2 c.3.60m x 2.79m (11'9" x 9'1" narrowing to 5'1" room is L shaped). Radiator, thermostat control, airing cupboard with lagged tank and immersion, front aspect window.

BATHROOM Comprising panelled bath with fully tiled surround with plumbed in shower with glass shower screen, WC, pedestal wash hand basin, extractor fan, heated towel rail.

OUTSIDE FRONT GARDEN: Very small area of front garden.
REAR GARDEN: With full width paved patio, lawn, rear pedestrian gate giving access to the parking area. The rear garden is fully enclosed with fencing. ALLOCATED PARKING SPACE in nearby parking bay with additional visitor parking to front of the property.

COUNCIL TAX BAND 'B' - payable 2022/23 - £1,564.91.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 54.4 sq. metres (584 sq. feet) approx.

TENURE The Agents are advised this property is FREEHOLD

DIRECTIONS Leave Hythe via Jones Lane and on reaching the junction with Southampton Road turn right and take 2nd left into Claypits Lane. On reaching the mini roundabout proceed over and on reaching the T junction with Cumberland Way turn right and then 1st left and 1st right into Cygnus Gardens. Proceed to the junction, turn left and the property will be found on the left 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.

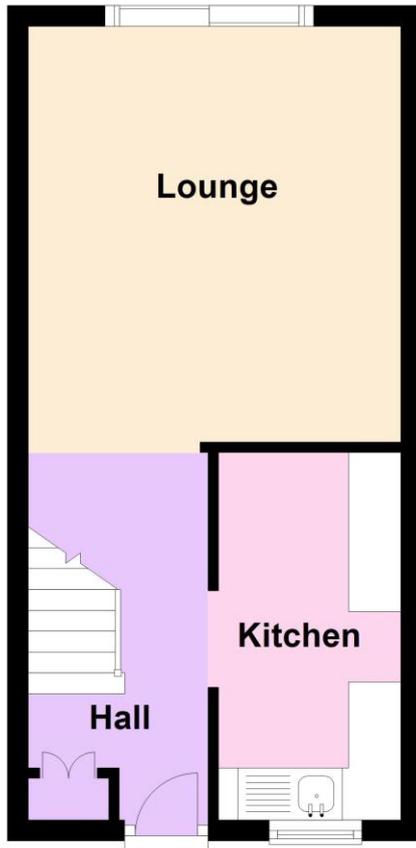
NOTE FLOOR PLAN IS FOR GUIDANCE ONLY

VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

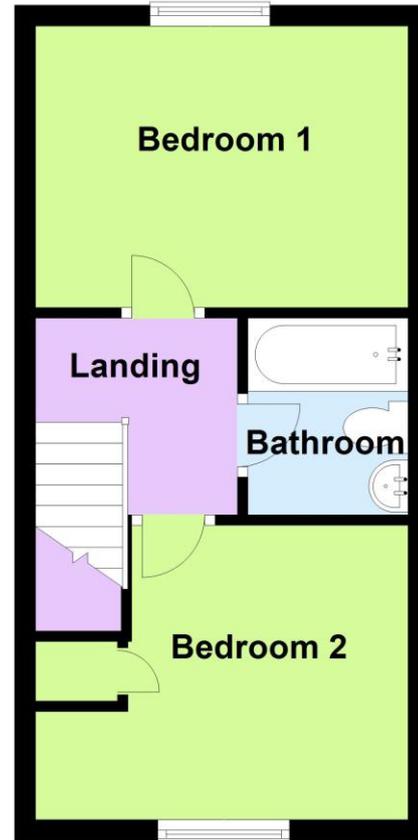
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Ground Floor



First Floor



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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