



17 Ocknell Grove  
Dibden

paul jeffreys



# 17 Ocknell Grove

Dibden | SO45 5WD

A 3 BEDROOM STAGGERED MID-TERRACE HOUSE  
WITH OFF-ROAD PARKING FOR 2  
CARS

£289,950

UPVC double glazed windows & doors, gas central heating, refitted bathroom, short walk of New Forest.

## ACCOMMODATION

Porch, entrance hall, cloakroom, lounge, kitchen/diner, 3 bedrooms, refitted bathroom

**ENTRANCE PORCH** Of UPVC construction with part glazed front door, window to front & side elevation, tiled floor, part glazed door to:

**ENTRANCE HALL** Bamboo wood flooring, double radiator, storage cupboard, open storage space below staircase.

**CLOAKROOM** White suite comprising close coupled WC, wash hand basin with cupboard below, radiator, front aspect window.

**LOUNGE** c.3.93m x 3.43m (12'10" x 11'2"). Radiator, front aspect window.

**KITCHEN** c.2.57m x 2.55m (8'5" x 8'4"). Refitted with range of natural wood Shaker style units comprising inset single drainer stainless steel sink unit with cupboard below, integrated 'Electrolux' washing machine, range of base units with cupboards, integrated fridge & freezer, stainless steel gas hob with tiled splashback and extractor hood over, electric oven below, peninsular unit/breakfast bar with drawers below, recessed downlighters, bamboo wood flooring, rear aspect window, open access to:

**DINING AREA** c.4.09m x 2.71m (13'5" x 8'10"). Bamboo wood flooring, radiator, thermostat control, glazed double doors to rear garden.

**LANDING** Hatch to loft space, airing cupboard with 'Worcester' gas fired combination boiler, storage cupboard.

**BEDROOM 1** c.3.70m x 2.98m (12'1" x 9'9"). Radiator, front aspect window, wardrobes to remain.

**BEDROOM 2** c.3.94m x 3.27m (12'11" x 10'8"). Radiator, range of wardrobes to remain, rear aspect window.

**BEDROOM 3** c.2.72m x 2.34m (8'11" x 7'8"). Radiator, front aspect window.

**BATHROOM** Refitted with white suite with fully tiled walls comprising P shaped bath with plumbed in shower, wash hand basin with cupboard below, WC, tiled flooring, smooth plastered ceiling with recessed downlighters, heated towel rail, rear aspect window.

**OUTSIDE FRONT GARDEN:** Laid to lawn with flower & shrub bed, mature bushes. **REAR GARDEN:** With tiled patio across full width of garden, outside tap. This leads to a garden area, which at present is uncultivated and a 2 car length driveway approached via wooden gates. Shed to remain.



COUNCIL TAX BAND 'b' – payable 2022/23 - £1564.91

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 88 sq. metres (950 sq. 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

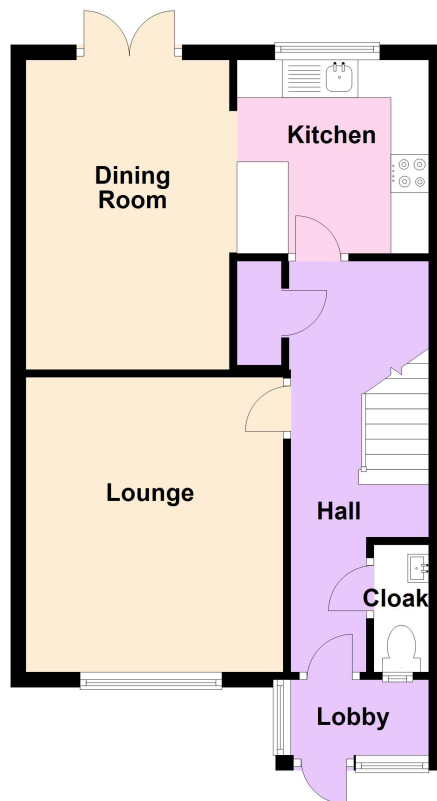
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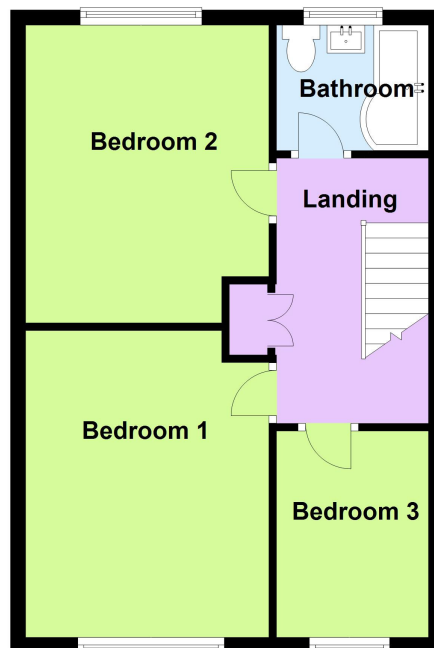
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.



**Ground Floor**



**First Floor**



**DIRECTIONS:** Leave Hythe via Jones Lane and on reaching the junction with Southampton Road turn right into Southampton Road. After some way take 3rd left into Claypits Lane and continue to the mini roundabout and go across taking you to the junction with Cumberland Way. Turn right into Cumberland Way and 1st right into Latchmore Drive and Ocknell Grove will be found as a turning on the left hand side, with the property located along a walkway.

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