



26 Cumberland Way, Dibden SO45 5TW

£169,950

paul jeffreys



## 26 Cumberland Way, Dibden

### A MODERN ONE BEDROOM GROUND FLOOR FLAT IN POPULAR LOCATION

Within short walk of Health & Leisure Centre and supermarket,  
gas central heating, double glazing, allocated parking space  
NO CHAIN

#### ACCOMMODATION

Entrance porch, lounge, kitchen, bedroom, shower room,

**ENTRANCE PORCH** UPVC glazed front door with glazed side panel, door to:

**LOUNGE** c.3.70m x 3.42m (12'2" x 11'5"). TV point, radiator, front aspect window, sliding doors to:

**KITCHEN** c.4.06m x 1.62m (13'4" x 5'4"). Range of base units with cupboards and drawers, built in 'Indesit' oven and stainless steel 'Electrolux' gas hob with extractor fan over, 'Beko' washing machine, fridge/freezer, worktops, tiled splashbacks, range of wall cupboards, tiled flooring, fully tiled walls, UPVC door and window to rear.

**INNER HALL** Understairs cupboard.

**BEDROOM** c.3.82m x 2.69m (12'7" x 8'10"). Radiator, built in wardrobes, 'Vaillant' combination boiler, rear aspect window.

**SHOWER ROOM** WC with concealed cistern, wash hand basin in vanity unit, shower cubicle with plumbed in shower over, chrome heated towel rail, fully tiled walls, extractor fan.

**OUTSIDE REAR:** Easy maintenance garden, completely slabbed, garden shed, outside tap, rear gated access, allocated parking space.

**COUNCIL TAX BAND 'A'** - payable 2022/23 - £1,341.35.

**EPC RATING 'C'**.

**GROSS SQUARE MEASUREMENTS** 41.9 sq. metres (450.5 sq. feet) approx.

**TENURE** The Agents are advised this property is LEASEHOLD held on a residue of a 999 year lease with a peppercorn ground rent.

**DIRECTIONS** Leave Hythe via Jones Lane and on reaching the junction with Southampton Road turn right and take 2<sup>nd</sup> left into Claypits Lane. On reaching the mini roundabout proceed over and on on reaching the T junction with Cumberland Way, the property will be found almost in front of you, 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

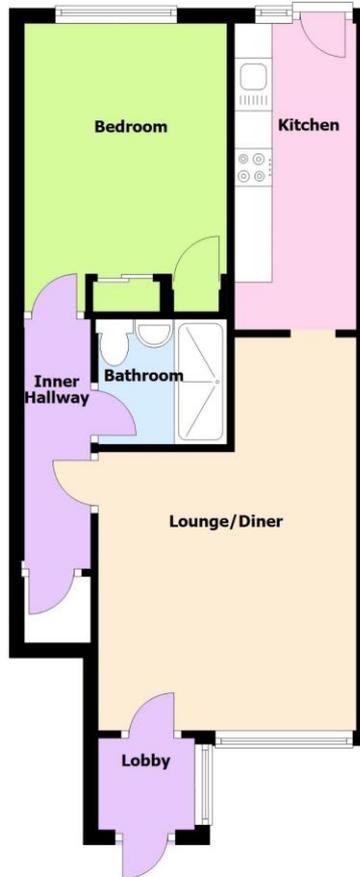
**VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK**

MJD/HC/06.22



### Ground Floor

Approx. 41.9 sq. metres (450.5 sq. feet)



Total area: approx. 41.9 sq. metres (450.5 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.

independent estate agents

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 Paul Jeffreys Estate Agents

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