



14 Merrivale Close,
Hythe

paul jeffreys

14 Merrivale Close, Hythe | SO45 5XA

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

An extremely well presented
3 bedroom, 2 reception detached
bungalow in quiet location, refitted
kitchen & bathroom, cloakroom,
utility room, large garage, L shaped
plot. NO CHAIN.
£495,000

UPVC double glazed windows & doors, gas
central heating (recently replaced 'Vaillant'
boiler), plastic fascias/soffits/gutters, timber cabin
in rear garden

ACCOMMODATION

Entrance hall, cloakroom, lounge, dining room,
kitchen, 3 bedrooms, utility room, bathroom

ENTRANCE HALL Fully glazed UPVC front door with two
glazed side panels, radiator, door to garage.

CLOAKROOM Refitted white suite comprising WC with
concealed cistern, wash hand basin with cupboard below,
tiled floor, extractor fan, radiator.

UTILITY ROOM c.2.52m x 1.95m (8'3" x 6'5"). Refitted
with range of white gloss units comprising inset single
drainer stainless steel sink unit with cupboards below and
space & plumbing for automatic washing machine, drawer
unit, tiled splashbacks, range of wall cupboards, larger type
cupboard, space for fridge under worktop and space for
tumble dryer, 'Vaillant' gas fired boiler (recently installed),
tiled floor, radiator, fully glazed UPVC double glazed door to
rear garden.

DINING ROOM c.3.75m x 3.26m (12'3" x 10'8"). Radiator,
TV & telephone points, smooth plastered ceiling, sliding
patio door to rear garden, open access to inner hall and
doors to lounge and kitchen.

KITCHEN c.3.54m x 2.34m (11'7" x 7'8"). Range of white
gloss units comprising inset stainless steel single drainer
sink unit with cupboard below and pull out bin store,
adjoining worktop with plumbing for dishwasher, range of
base units with cupboards & drawers with worktops above,
fully tiled walls, 'Samsung' electric ceramic hob with 'AEG'
stainless steel extractor hood over, 'AEG' eye-level oven
with cupboard above and drawers below, space below
worktop for fridge, tiled floor, smooth plastered ceiling with
recessed downlights, TV point, rear aspect window,
glazed UPVC double glazed door to rear garden.

LOUNGE c.4.97m x 3.56m (16'3" x 11'8"). Radiator, TV
point, electric fire, smooth plastered ceiling, sliding patio
door leading to rear garden.

INNER HALL Smooth plastered ceiling, radiator, hatch to
loft space, airing cupboard with 'Megaflo' water tank.

BEDROOM 1 c.4.76m x 3.56m (15'7" x 11'8"). Radiator,
TV point, rear aspect window

BEDROOM 2 c.3.73m x 2.98m (12'2" x 9'9"). Radiator,
front aspect window.

BEDROOM 3 c.2.96m x 2.73m (9'8" x 8'11"). Radiator,
telephone point, smooth plastered ceiling, wood effect
flooring, front aspect window.



BATHROOM Refitted with white suite and fully tiled walls, comprising panelled bath with plumbed in shower with glass shower screen, wash hand basin in vanity unit, WC with concealed cistern with adjoining cupboard, chrome heated towel rail, extractor fan, smooth plastered ceiling with recessed downlighters, front aspect window.

OUTSIDE

FRONT GARDEN: With drive with parking for one car leading to **ATTACHED GARAGE** c.6.05m x 3.39m (19'10" x 11'1") with power & light, roof storage, door to hall and glazed door leading to rear garden. Brick bin store. The front garden itself has a small flower bed and small lawned area and side pedestrian access via gates leading to the **REAR GARDEN:** Which is an L shape and of good size with L shaped lawned area, two paved patios, greenhouse, timber cabin c.3.93m x 2.93m (12'10" x 9'7"). The rear garden backs onto a wooded area.

COUNCIL TAX BAND 'E' – payable 2023/24 - £2,588.06.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 102 sq. metres (1106 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

PMD/HC/01.23



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 the centre of Hythe, turning right into Mousehole Lane and on reaching the junction with Southampton Road turn right and immediately left into Hollybank Crescent. Take 3rd turning left into Ferry Road and continue to the junction with Dale Road and turn right into Dale Road. Proceed almost the end and Merrivale Close will be found on the left with the property located in on the 1st turning on the right hand side.

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