



36 Kensington Fields, Dibden Purlieu SO45 5RX

£249,950

paul jeffreys



## 36 Kensington Fields, Dibden Purlieu

A 2 BEDROOM MID TERRACED HOUSE IN POPULAR LOCATION. UPVC double glazed windows and doors, gas central heating with replacement boiler, refitted bathroom, allocated parking space. NO CHAIN

### ACCOMODATION

Entrance lobby, lounge, dining area, kitchen, 2 bedrooms, bathroom.

**ENTRANCE LOBBY** With part glazed UPVC front door, further door leading to:

**LOUNGE** c.4.39m x 3.71m (14'4" x 12'2"). Double radiator, electric fire, TV point, 2 wall lights, small understairs cupboard and open storage space below stairs, front aspect window, door to:

**DINING AREA** c.2.68m x 1.80m (8'9" x 5'10"). Radiator, larder cupboard, window and fully glazed door leading to rear garden. Arch leading to:

**KITCHEN** c.2.96m x 1.76m (9'8" x 5'9"). Comprising inset single drainer stainless steel 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 fridge/freezer, 'Belling' electric cooker to remain with extractor hood above, gas fired boiler, rear aspect window.

**LANDING** Hatch to loft space, storage cupboard.

**BEDROOM 1** c.3.71m x 2.71m (12'2" x 8'11"). Double radiator, built in single cupboard, telephone point, rear aspect window.

**BEDROOM 2** c.3.71m x 1.95m to 1.70m (12'2" x 6'5" to 5'7"). Radiator, front aspect window.

**BATHROOM** Having been refitted with white suite comprising panelled bath, with mixer tap shower attachment over, wash hand basin with storage cupboard below, WC, spotlights, extractor fan, 2 fully tiled walls, radiator.

### OUTSIDE:

**FRONT GARDEN:** Bordered to the front and one side boundary with mature tall hedging, the garden itself is laid with slabs.

**REAR GARDEN:** Paved patio leading to lawned area with paved path leading to a further paved patio to the rear of the garden, outside tap, timber shed, rear pedestrian gate. 1 ALLOCATED PARKING in area to the front of the property.

**COUNCIL TAX BAND** 'B' - payable 2023/24 - £1,646.94

**EPC RATING** 'C'.

**GROSS SQUARE MEASUREMENTS** 56.9 sq. metres (612.1 sq. feet) approx..

**TENURE** The Agents are advised this property is FREEHOLD

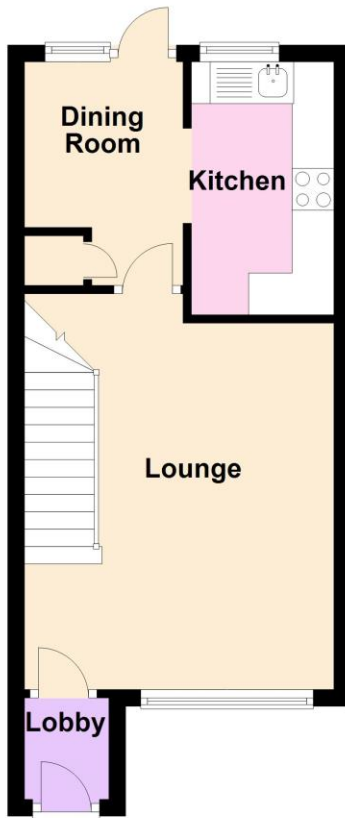
**DIRECTIONS** Leave Hythe via Langdown Lawn and on reaching the roundabout turn right into Upper Mullins Lane, follow this road along past the open fields to the right taking the second turning on the right hand side into Kensington Fields where you will bear round to the left and the property will be found on the right 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.

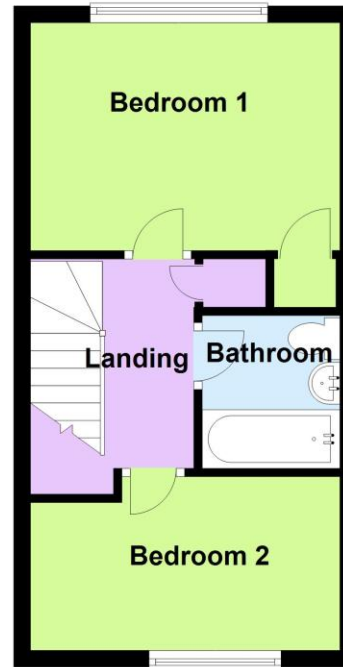
**NOTE** FLOOR PLAN IS FOR GUIDANCE ONLY  
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK  
PMD/SW/06.23



## Ground Floor



## First Floor



Total area: approx. 56.9 sq. metres (612.1 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

**023 8084 8555**

[sales@pauljeffreys.co.uk](mailto:sales@pauljeffreys.co.uk)

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 Paul Jeffreys Estate Agents

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