



5 Elizabeth Gardens, Dibden Purlieu, SO45 4NF

£285,000

paul jeffreys





## 5 Elizabeth Gardens, Dibden Purlieu

### A MID TERRACED HOUSE WITH 3 DOUBLE BEDROOMS.

Gas central heating with recently fitted boiler, double glazing, driveway with parking for 2 cars.

No chain.

#### ACCOMODATION

Entrance porch, lounge, dining room, kitchen, 3 bedrooms, bathroom.

ENTRANCE PORCH UPVC glazed door, door to:

LOUNGE c.3.99m x 3.53m (13'1" x 11'7"). Radiator, TV point, front aspect window, opening to:

DINING ROOM c.3.43m x 2.67m (11'3" x 8'9"). Understairs cupboard, radiator, sliding doors to rear, opening to:

KITCHEN c.2.41m x 2.49m (11'2" x 8'2"). Range of base units with cupboards and drawers, oven and gas hob with extractor built in, 'Innex' washing machine, one and half bowl sink unit, worktops, tiled splashbacks, range of wall cupboards, larder cupboard, UPVC glazed door to rear, rear aspect window.

LANDING Hatch to loft space, door to:

BEDROOM 1 c.4.06m x 3.13m (13'4" x 10'3"). Radiator, front aspect window.

BEDROOM 2 c.3.23m x 3.13m (10'7" x 10'3"). Built in wardrobes, radiator, rear aspect window.

BEDROOM 3 c.3.07m x 2.90m (10'1" x 9'6"). Radiator, front aspect window.

BATHROOM WC, pedestal wash hand basin, panelled bath with mixer taps and 'Triton' electric shower over, fully tiled walls, radiator, cupboard with newly installed 'Wocester' gas combination boiler, rear aspect window.

#### OUTSIDE:

FRONT: Driveway with parking for 2 cars, access to garage with up and over door with power and light.

REAR: Mostly laid to lawn with mature shrub beds and shrubbery.



COUNCIL TAX BAND 'C' – payable 2023/24 - £1,882.22

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 100.8 sq. metres (1085.5 sq. feet) approx.

TENURE The agents are advised this property is 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.

AGENTS NOTE The property sale is subject to the grant of probate.

DIRECTIONS Leave Hythe via New Road continue up onto Langdown Lawn and after reaching the roundabout turn left into White Water Rise, following this road to the bottom of the hill turning left into Dukeswood Drive. Continue almost to the very top of Dukeswood Drive and turn left into Elizabeth Gardens and the property will be found on the left hand side indicated by our For Sale board.

VIEWING STRICTLY BY APPOINTMENT

OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

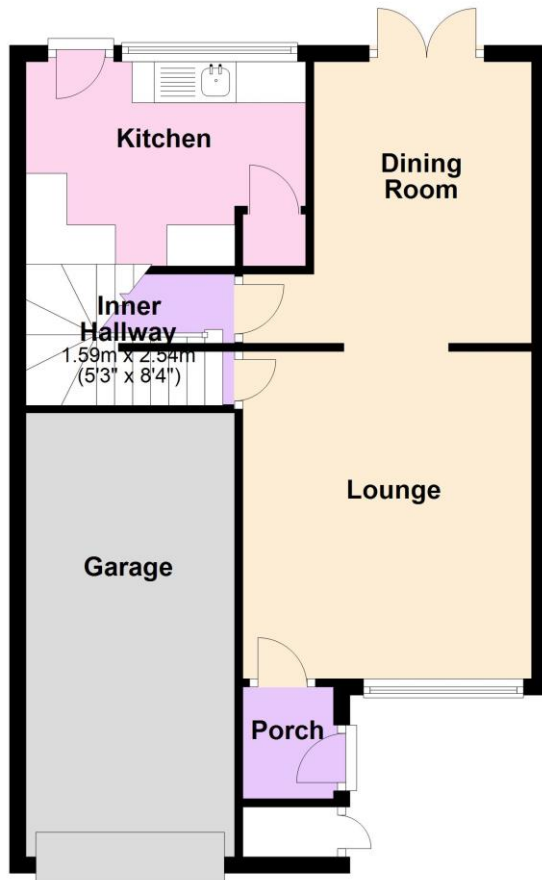
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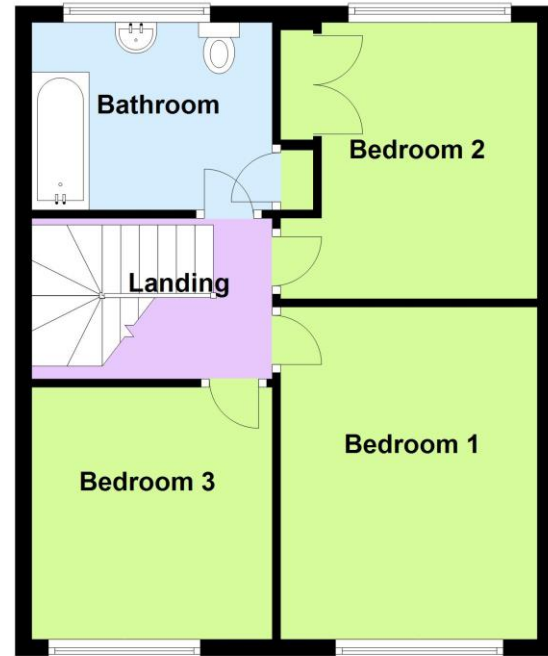




## Ground Floor



## First Floor



Total area: approx. 100.8 sq. metres (1085.5 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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