



86 Drapers Copse, Dibden, SO45 5TR

£99,950

paul jeffreys



86 Drapers Copse, Dibden

A SINGLE UNIT 1 BED PARK HOME.

Recently fitted gas boiler, double glazing, parking for 1 car, short drive of New Forest National Park.

NO CHAIN.

ACCOMODATION

Entrance hall, lounge, kitchen, bedroom, wet room.

ENTRANCE HALL UPVC glazed door, airing cupboard with newly installed 'Valliant' gas combination boiler.

LOUNGE c.3.53m x 3.48m (11'7" x 11'5"). TV point, fireplace, radiator, front aspect window, sliding doors to side.

KITCHEN c.3.48m x 2.46m (11'5 x 8'1"). Range of base units with cupboards and drawers, small fridge freezer, 'Indesit' washing machine, 'Zanussi' slimline dishwasher, worktops, sink unit, gas hob with extractor fan over, range of wall cupboards, 2 radiators, side aspect window.

BEDROOM c.2.90m x 2.34m (9'6" x 7'8") excluding wardrobes. Radiator, built in wardrobes, side aspect window.

WC Wash hand basin, WC, 'Mira' electric shower, fully tiled walls.

OUTSIDE Slabbed patio area, off road parking, raised decked area, garden shed, shingled area.

COUNCIL TAX BAND 'A' - payable 2023/24 - £ 1,411.67

GROSS SQUARE MEASUREMENTS 36 sq. metres (387.4 sq. feet) approx.

TENURE The Agents are advised this property is Leasehold.

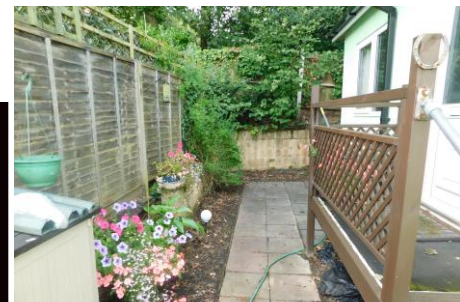
DIRECTIONS Leave Hythe via Jones Lane, at the T turn right into Southampton Road and follow for about a mile and take the left into Claypits Lane and then take the second left into Drapers Copse, continue around the one way system straight to the end and turn right, continue the road round and you should find some visitor parking up on the left hand side and the property will be found in the corner on the left hand side.

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.

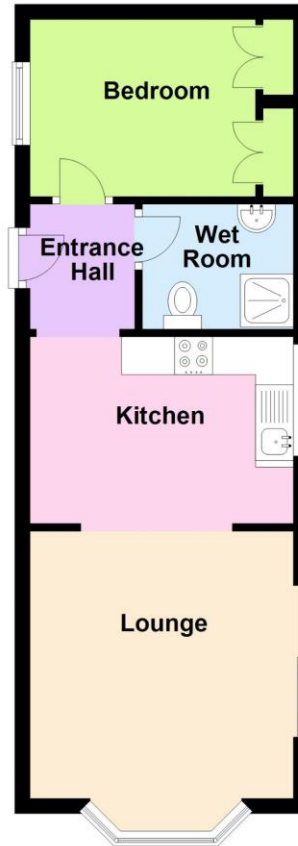
NOTE FLOOR PLAN IS FOR GUIDANCE ONLY

VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

PMD/SW/06.23



Ground Floor



Total area: approx. 36.0 sq. metres (387.4 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.

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