



19 Wellington Close, Dibden Purlieu SO45 4RL

£459,950

paul jeffreys



19 Wellington Close, Dibden Purlieu

A SPACIOUS 4/5 BED DETACHED CHALET BUNGALOW IN POPULAR LOCATION

Gas central heating, driveway and garage with ample parking,
extra space for motorhome/boat, attractive gardens
NO CHAIN

ACCOMMODATION

Porch, entrance hall, lounge, kitchen, dining room/bedroom 5,
4 bedrooms, bathroom

PORCH Wooden glazed construction.

ENTRANCE HALL Wooden glazed front door with glazed side
panel, door to:

LOUNGE c.4.14m x 3.76m (13'7" x 12'4"). Radiator, gas fire
with surround, front aspect window.

KITCHEN c.3.79m x 3.05m (12'5" x 10'). Range of base units
with cupboards and drawers, space for automatic washing
machine/small fridge and dishwasher. Built in 'AEG' oven and
gas hob with extractor fan over, worktops, tiled splashbacks,
range of wall cupboards, 'Baxi' gas boiler, radiator, storage
cupboard, cupboard housing hot water tank, rear aspect
window, wooden glazed door to rear.

DINING ROOM/BEDROOM 5 c.2.87m x 2.77m (9'5" x 9'1").
Radiator, rear aspect window.

BEDROOM 1 c.3.41m x 3.35m (11'2" x 11'). Radiator, front
aspect window.

BEDROOM 2 c.3.41m x 2.95m (11'2" x 9'8"). Radiator, side
aspect window.

LANDING Door to loft space, rear aspect window.

BEDROOM 3 c.4.12m x 3.23m (13'6" x 10'7"). Eaves
storage, radiator, rear aspect window.

BEDROOM 4 c.3.35m x 3.23m (11' x 10'7"). Eaves
storage, radiator, rear aspect window.

BATHROOM WC, pedestal wash hand basin, panelled bath
with part tiled walls with 'Triton' electric shower over,
heated towel rail, rear aspect window.

OUTSIDE

FRONT GARDEN: Laid to lawn area with shrub beds, driveway
with ample parking leading to GARAGE with power and light.

REAR GARDEN: North-westerly facing, patio, laid to lawn area,
shrub beds with mature shrubbery, tap, garden shed with power,
light and work bench.



COUNCIL TAX BAND 'D' – payable 2023/24 - £2,117.50.

EPC RATING 'E'.

GROSS SQUARE MEASUREMENTS 113.9 sq. metres (1,225.6 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.

AGENT'S NOTE The property sale is subject to grant of probate.

DIRECTIONS Leave Hythe via New Road continuing up onto Langdown Lawn and after reaching the roundabout, take 2nd exit into Beaulieu Road, follow to the centre of Dibden Purlieu and turn right into North Road just past Tesco petrol station. Take the 2nd left into West Road and 3rd right into Wellington Close and the property will be found almost at the end on the right hand side.

VIEWING STRICTLY BY APPOINTMENT

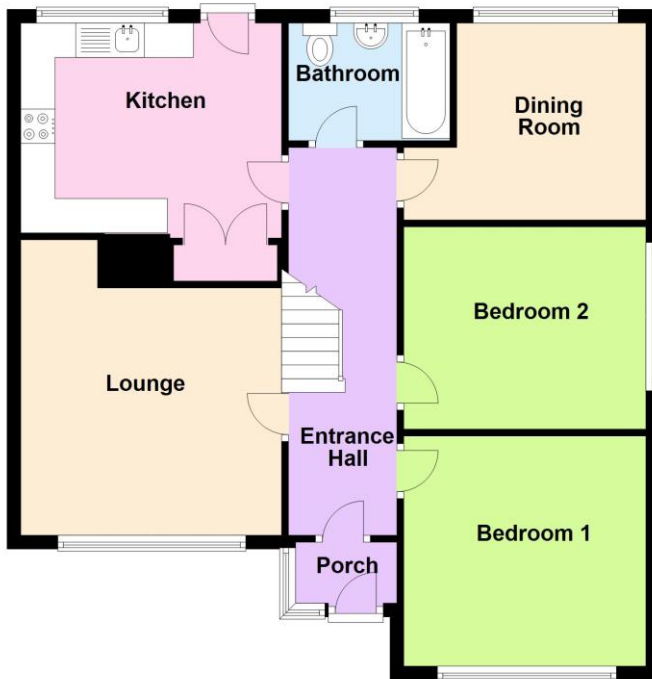
OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

MJD/HC/07.23





Ground Floor



First Floor



Total area: approx. 113.9 sq. metres (1225.6 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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