



30 Pennine Gardens
Dibden Purlieu

paul jeffreys

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Dibden Purlieu | SO45 5RZ

An attractive 3 bedroom mid terraced house in a popular location, garage with drive, GCH, UPVC double glazed windows and doors, conservatory.

£289,950

Refitted kitchen/diner, shower room, garage with driveway, close to Orchard and Noadswood Schools.

ACCOMMODATION

Hall, lounge, kitchen/diner, 3 bedrooms, shower room.

HALL Part UPVC part glazed front door, staircase, radiator, telephone point, door to:

LOUNGE c.4.74m x 3.48m (15'6" x 11'5"). Front aspect box bay window, radiator, TV point, wood laminate flooring, door to:

KITCHEN/DINER c.4.44m x 2.82m (14'7" x 9'3"). Fitted with modern range of white units comprising inset stainless steel single drainer sink unit with cupboards below, space and plumbing for automatic washing machine. Base units with cupboards and drawers with worktops above and tiled splashbacks, range of wall cupboards, electric hob with hood over and 'Neue' electric oven below. Space for fridge/freezer, space for dining table, understairs cupboard, radiator, 2 rear aspect windows, part glazed door leading to:

CONSERVATORY c.2.94m x 2.42m (9'7" x 7'11"). Of UPVC double glazed construction with glazed double doors leading to the rear garden.

LANDING Hatch to loft space, airing cupboard with lagged tank and heating/water controls.

BEDROOM 1 c.4.15m x 2.51m (13'7" x 8'5"). Radiator, front aspect window.

BEDROOM 2 c.3.40m x 2.51m (11'1" x 8'5"). Radiator, rear aspect window.

BEDROOM 3 c.2.27m x 1.79m (7'5" x 5'10"). Radiator, front aspect window.

SHOWER ROOM Modern white suite comprising fully tiled corner shower cubicle with plumbed in shower, wash hand basin, WC, fully tiled walls, heated towel rail, rear aspect window.

OUTSIDE:

FRONT GARDEN: Bordered to the front boundary by mature hedging, lawned area.

REAR GARDEN: Small paved patio with steps leading up to small decked area, flower bed and area for lawn. Rear pedestrian access gives access to the GARAGE with power and light and roof storage with 1 parking space in front.



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

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 77.7 sq. metres (836 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.

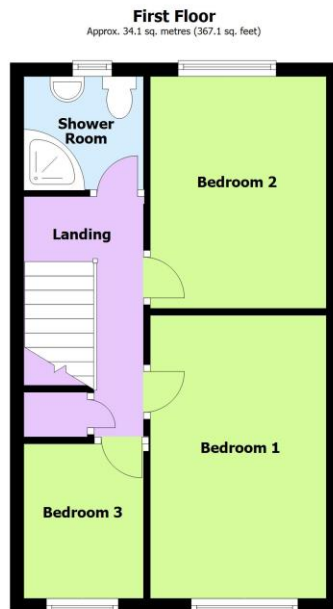
VIEWING STRICTLY BY APPOINTMENT

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

PMD/SW/06.23



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.



Total area: approx. 77.6 sq. metres (835.0 sq. feet)



DIRECTIONS: Leave Hythe via Langdown Lawn and on reaching the Whitewater Rise roundabout turn right into Upper Mullins Lane. Continue past the school playing fields on the left and Pennine Gardens will be found as the 3rd turning on the right hand side. After entering Pennine Gardens turn left at the 'T' and the property will be found on the left hand side.

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