



8 Carpenter Close, Hythe SO45 6DR

£239,950

paul jeffreys





## 8 Carpenter Close, Hythe

A 2 BED MID-TERRACE HOUSE WITHIN THE CENTRE OF HYTHE  
Gas central heating, double glazing, garage in block, attractive garden with rear access. NO CHAIN.

### ACCOMMODATION

Porch, entrance hall, lounge, kitchen, 2 bedrooms, wetroom

PORCH UPVC glazed front door, UPVC glazed door to:

ENTRANCE HALL Radiator, door to:

LOUNGE c.4.63m x 3.58m (15'2" x 11'9"). Electric fire, wooden surround, telephone point, TV point, understairs cupboard, sliding doors to rear.

KITCHEN c.2.95m x 1.68m (9'8" x 5'6"). Range of base units with cupboards & drawers, space for cooker/fridge-freezer/washing machine, stainless steel sink unit, tiled splashbacks, range of wall cupboards, front aspect window.

LANDING Hatch to loft space, door to:

BEDROOM 1 c.3.56m x 2.64m narrowing to 1.37m (11'7" x 8'8" narrowing to 4'6"). Radiator, two built in cupboards, two front aspect windows.

BEDROOM 2 c.3.56m x 2.34m (11'8" x 7'8"). Radiator, UPVC rear aspect window.

WETROOM 'Aquastream' electric shower, pedestal wash hand basin, WC, radiator, fully tiled walls.

OUTSIDE FRONT GARDEN: Gravelled front area, small flower bed.  
GARAGE IN BLOCK. REAR GARDEN: Patio, laid to lawn area, shrub beds, mature shrubbery, garden shed, gated rear access, south-westerly aspect.

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

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 55.9 sq. metres (602.2 sq. feet) approx.

TENURE The Agents are advised this property is FREEHOLD

DIRECTIONS Leave Hythe via New Road, turning right into Mousehole Lane and 1<sup>st</sup> right into Carpenter Close, where the property will be found at the end 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.

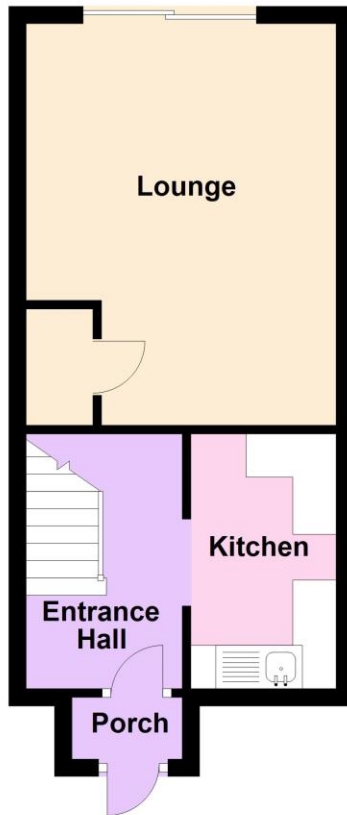
NOTE FLOOR PLAN IS FOR GUIDANCE ONLY

VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

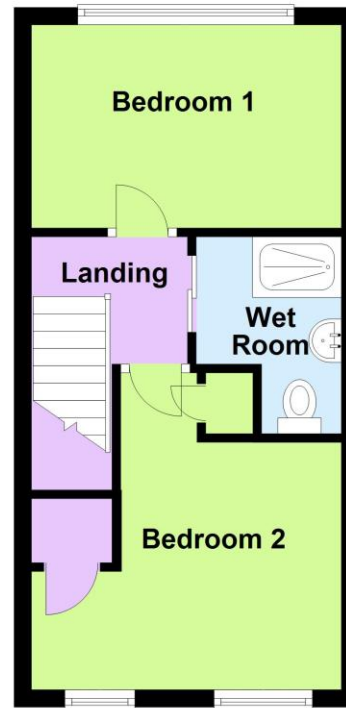
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## Ground Floor



## First Floor



Total area: approx. 55.9 sq. metres (602.2 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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**Open 7 Days**

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