



14 Yelverton Avenue
Hythe

paul jeffreys

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Hythe | SO45 3QU

Southampton – 14 miles, Lymington – 10 miles,
M27 – 14 miles, Hythe Village – 1 mile.
(distances are approximate)

A spacious extended older style detached house requiring complete modernisation. 33.54m/110ft rear garden, ample parking with garage. NO CHAIN.

£439,950.

Double glazed windows and doors, gas central heating, plastic fascias, soffits and gutters, ample parking and garage.



ACCOMMODATION
Entrance hall, cloakroom, hall, lounge, separate dining area, second lounge, kitchen, 3 bedrooms, shower room.

ENTRANCE HALL UPVC part glazed door with glazed side panel and full height window to side, staircase with cupboard below, telephone point, radiator.

CLOAKROOM WC, wash hand basin with tiled splashback, front aspect window.

DINING AREA c.2.64m x 2.40m (8'8" x 7'10"). Radiator, twin glazed sliding doors with glazed side panels leading to second lounge. Arch way to:

LOUNGE AREA Front and side aspect windows, fireplace, 2 radiators.

LOUNGE 2 2 double radiators, range of built in cupboards, glazed door leading to rear garden and 2 large windows overlooking rear garden.

KITCHEN c.3.67m x 2.40m to 2.09m (12' x 7'10" to 6'10"). Comprising one and half bowl single drainer sink unit with cupboards below and space and plumbing for automatic washing machine, range of base units with cupboards and drawers with worktops above and tiled splashbacks, wall cupboards, small breakfast bar, radiator, side aspect window, part glazed UPVC door to rear garden.



LANDING Half landing rear aspect window with airing cupboard with lagged tank and immersion. On the landing itself there is a hatch to loft space.

BEDROOM 1 c.4.07m x 3.40m (13'4" x 11'1"). Built in storage cupboard, radiator, front and side aspect windows.

BEDROOM 2 c.3.44m x 3.05m (11'3" x 10'). Side aspect window, radiator, built in wardrobe, further storage cupboard.

BEDROOM 3 c.3.03m x 2.43m (9'11" x 7'11"). Radiator, rear aspect window.

SHOWER ROOM Walk in shower with 'Triton Sprint' shower, wash hand basin in vanity unit, close coupled WC, fully tiled walls, radiator, side aspect window.

OUTSIDE:

FRONT GARDEN: Bordered to the front boundary with low brick wall and mature hedging, large lawned area, tarmacked drive with parking for 3/4 cars leading to DETACHED GARAGE, gate from the driveway leading to the REAR GARDEN Large lawned area, range of mature trees, shrubs and bushes, greenhouse. Rear garden measures approximately 33.54m/110ft in depth.



COUNCIL TAX BAND 'E' – payable 2023/24 - £2,588.06

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 106 sq. metres (1140 sq. feet) approx.

TENURE We understand the property is FREEHOLD but this has not been confirmed.

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

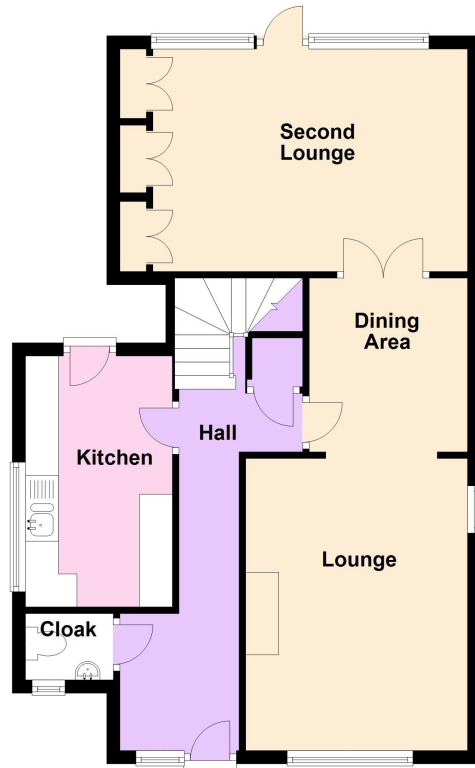
OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

PMD/SW/07.23

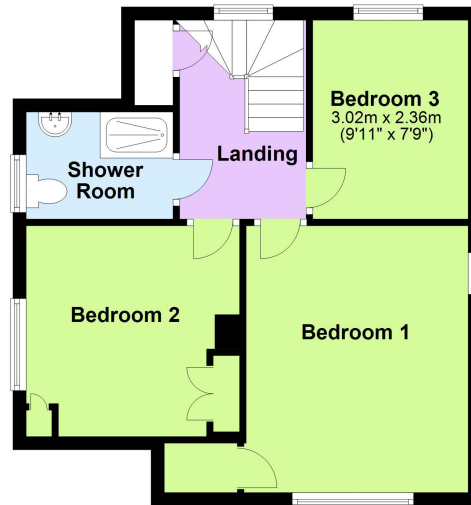


IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.

Ground Floor



First Floor



Total area: approx. 105.9 sq. metres (1140.1 sq. feet)



DIRECTIONS: Leave Hythe via New Road continuing up onto Langdown Lawn forking left before the hospital into Fawley Road. Continue to the top of the hill to the staggered junction, turning right into Butts Ash Lane. Take the first road on the left hand side which is in fact Yelverton Avenue and the property will be found nearly half way down on the right hand side, indicated by our For Sale board.

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