



20 Fern Road, Hythe SO45 5EE

£299,950

paul jeffreys



A 3 BED DETACHED BUNGALOW IN THE POPULAR AREA OF HOLLYBANK, IN NEED OF MODERNISATION

Gas central heating, double glazing, driveway with ample parking. NO CHAIN.

ACCOMMODATION

Entrance hall, lounge/diner, kitchen, 3 bedrooms, bathroom.

ENTRANCE HALL Double glazed metal front door with slim side glazed panel, telephone point, radiator, airing cupboard, door to:

LOUNGE/DINER c.5.36m x 3.28m (17'7" x 10'9"). Two radiators, gas fire, front and side aspect windows.

KITCHEN c.5.36m x 3.18m narrowing to 2.06m (17'7" x 10'5" narrowing to 6'9"). Range of base units with cupboards and drawers, space for appliances, gas hob with extractor fan over, worktops, stainless steel sink unit, built in oven, tiled splashbacks, range of wall cupboards, front aspect window.

BEDROOM 1 c.4.02m x 3.41m (13'2" x 11'2"). Built in wardrobes, radiator, rear and side aspect windows.

BEDROOM 2 c.3.20m x 3.05m (10'6" x 10'). Radiator, rear aspect window.

BEDROOM 3 c.3.41m x 2.23m (11'2" x 7'4"). Radiator, side aspect window.

BATHROOM WC, pedestal wash hand basin, panelled bath with electric shower over, heated towel rail, fully tiled walls, side aspect window.

OUTSIDE

FRONT GARDEN: Laid to lawn, shrub beds with mature shrubbery with surrounding brick wall in gated driveway with ample parking.

REAR GARDEN: Split level shingle area, area laid to lawn, patio, mature shrubbery.



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

EPC RATING 'E'.

GROSS SQUARE MEASUREMENTS 77.6 sq. metres (835.3 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.

DIRECTIONS Leave Hythe via New Road turning right into Mousehole Lane and on reaching Southampton Road turn right and immediately left into Hollybank Crescent. Take 3rd left into Hillview Road continuing up to the T, turn left into Lanehayes Road and immediately right into Fern Road and the property will be found on the left hand side, indicated by our For Sale board.

VIEWING STRICTLY BY APPOINTMENT

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

MJD/HC/08.23





Ground Floor



Total area: approx. 77.6 sq. metres (835.3 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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