



13 Greatwood Close, Hythe SO45 3BU

£329,950

paul jeffreys



## 13 Greatwood Close, Hythe

AN IMPROVED 3 BEDROOM SEMI DETACHED HOUSE WITH  
AMPLE PARKING AND DOUBLE LENGTH GARAGE.

Plastic fascias, soffits and gutters, gas central heating.  
Vendors suited.

### ACCOMMODATION

Entrance porch, hall, lounge, kitchen/dining room, 3 bedrooms,  
bathroom.

**ENTRANCE PORCH** Fully UPVC double glazed, tiled floor, glazed  
door and glazed side panel to:

**ENTRANCE HALL** With natural wood flooring, radiator, staircase,  
telephone point, door to:

**LOUNGE** c.4.73m x 4.17m (15'6" x 13'8" max measurements as  
room is L shaped). Front aspect window, wood flooring, double  
radiator, TV point, half glazed door to hall, part glazed door to:

**KITCHEN/DINING ROOM** c.5.21m x 2.95m (17'1" x 9'8").  
Comprising inset single drainer stainless steel sink unit with  
cupboard below, adjoining worktops and space and plumbing for  
dishwasher and for automatic washing machine. Range of base  
units with cupboards and drawers with worktops above and tiled  
splashbacks, range of wall cupboards, one housing gas fired  
boiler. Space for range cooker and space for a fridge/freezer,  
tiled floor, space for dining table, double radiator, 2 rear aspect  
windows, half glazed door to rear garden.

**LANDING** Wood flooring, side aspect window, airing cupboard  
with lagged tank, hatch to loft space.

**BEDROOM 1** c.3.26m x 3.24m (10'8" x 10'7"). Built in double  
wardrobe, radiator, natural wood flooring, rear aspect window.

**BEDROOM 2** c.3.87m x 3.26m (12'8" x 10'8"). Radiator, built in  
double wardrobe, natural wood flooring, front aspect window.

**BEDROOM 3** c.2.77m x 2.18m (9'1" x 7'2"). Built in cupboard,  
radiator, natural wood flooring, front aspect window.

**BATHROOM** White suite comprising panelled bath with 'Triton'  
electric shower, shower screen, wash hand basin in vanity unit,  
WC, tiled flooring, chrome heated towel rail, fully tiled walls, rear  
aspect window.

### OUTSIDE:

**FRONT GARDEN:** Borders to the front boundary with mature  
hedging, lawn, shrubs and bushes, long blocked paved driveway  
with parking for 3/4 cars giving access to the rear garden and also  
to the DOUBLE LENGTH GARAGE with power and light and  
window to the rear.

**REAR GARDEN:** Decked area to the immediate rear of the  
property leading down to the lawned area, mature fig tree,  
mature bushes, shrubs and hedging.



COUNCIL TAX BAND 'C' – payable 2023/24 - £1,882.22

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 83.2 sq. metres (896 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.

AGENTS NOTE 2: Please be advised that the property is owned by a relation of a Member of Paul Jeffreys staff.

NOTE FLOOR PLAN IS FOR GUIDANCE ONLY.

DIRECTIONS From our office, leave Hythe via New Road continuing up onto Langdown Lawn and after some way passing Tesco on the left fork left into Fawley Road. Take the first turning immediately left into Greatwood Close and the property will be found half along on the left hand side.

VIEWING STRICTLY BY APPOINTMENT

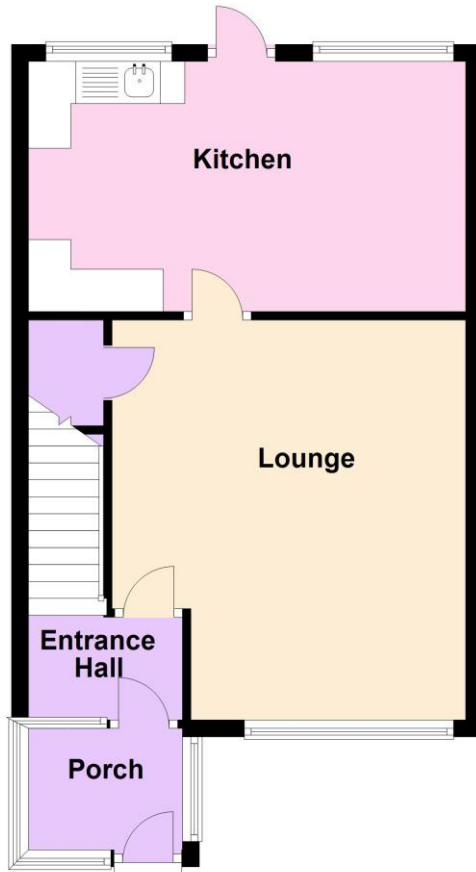
|      |          |                  |
|------|----------|------------------|
| OPEN | Weekdays | 9.00am – 5.00pm  |
|      | Saturday | 9.00am – 4.00pm  |
|      | Sunday   | 10.00am – 3.00pm |

PMD/SW/09.23

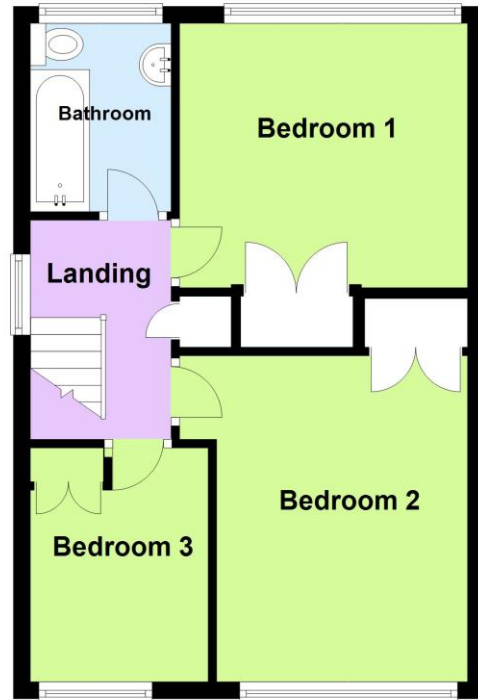




## Ground Floor



## First Floor



Total area: approx. 83.2 sq. metres (896.0 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

**023 8084 8555**

[sales@pauljeffreys.co.uk](mailto:sales@pauljeffreys.co.uk)

[pauljeffreys.co.uk](http://pauljeffreys.co.uk)

**zoopla**.co.uk

**rightmove**.co.uk  
The UK's number one property website

**paul jeffreys**

Sales | lettings | land

**Open 7 Days**

 Paul Jeffreys Estate Agents

 @pauljeffreys92