



31 Pennine Gardens, Dibden Purlieu SO45 5RZ

£265,000

paul jeffreys



31 Pennine Gardens, Dibden Purlieu

A COMPLETELY REFURBISHED 2 BEDROOM MID-TERRACE HOUSE WITH GARAGE & DRIVE

Recently refitted kitchen/breakfast room with all appliances built in, smooth plastered ceilings, recently refitted bathroom, gas central heating, recently installed UPVC double glazed windows & doors

ACCOMMODATION

Entrance lobby, lounge, kitchen/breakfast room, 2 double bedrooms, bathroom

ENTRANCE LOBBY With part glazed composite replacement front door, further door leading to:

LOUNGE c.4.87m x 3.78m (16' x 12'5"). Front aspect window, radiator with cover, wood laminate flooring, mock fireplace with electric fire, smooth plastered ceiling with coving, door leading to:

KITCHEN/BREAKFAST ROOM c.3.78m x 2.71m (12'5" x 8'11"). Having been recently completely refitted with range of grey Shaker style units comprising inset square stainless steel sink unit with cupboard below and cupboard housing integrated 'Hoover' washing machine, integrated slimline dishwasher. Range of base units with cupboards and drawers with worktops and splashbacks, range of wall cupboards, integrated fridge and freezer, 'Zanussi' electric oven and 'Zanussi' ceramic electric hob with stainless steel extractor hood above with glass splashback, wall cupboard housing 'Worcester' gas fired boiler, 4-man breakfast bar, vertical radiator, smooth plastered ceiling, two rear aspect windows, half glazed door to rear garden.

LANDING Wood laminate flooring, hatch to loft space, smooth plastered ceiling.

BEDROOM 1 c.3.78 m x 2.71 m (12'5" x 8'11"). Radiator with cover, dimmer switch, wood laminate flooring, rear aspect window, smooth plastered ceiling.

BEDROOM 2 c.3.78 m x 2.23m (12'5" x 7'4"). Radiator with cover, dimmer switch, wood laminate flooring, front aspect window, smooth plastered ceiling.

BATHROOM Having recently been refitted with white suite comprising panelled bath with mixer tap shower attachment with glass shower screen, bowl wash hand basin with vanity cupboard below, WC with concealed cistern, tiled floor, chrome heated towel rail, extractor fan, recessed downlighters, smooth plastered ceiling, large built in storage cupboard.

OUTSIDE:

FRONT GARDEN Being laid with gravel with path leading to front door.

REAR GARDEN Decked area leading to shingle area and small raised area with artificial turf, steps leading to garage, outside tap, outside lighting. **GARAGE** with personal door from rear garden with power & light and roof storage. There is a driveway for one car in the front of the garage.



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

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 56 sq. metres (603.3 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 continuing up onto Langdown Lawn. On reaching the roundabout turn right into Upper Mullins Lane, which continues into Challenger Way. Take 3rd right into Pennine Gardens turning right and the property will be found 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

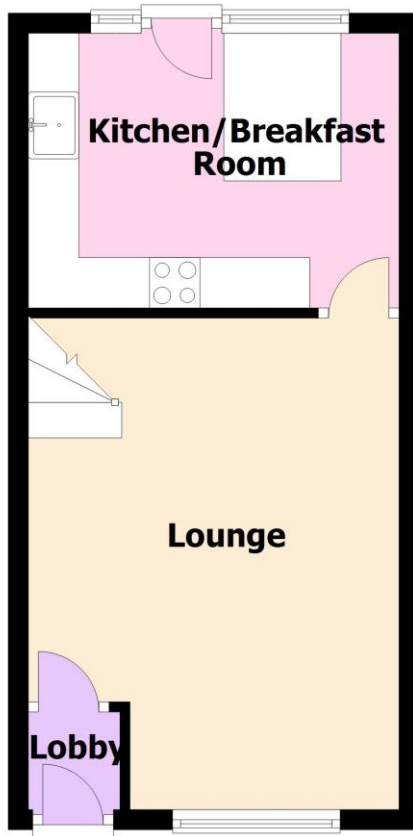
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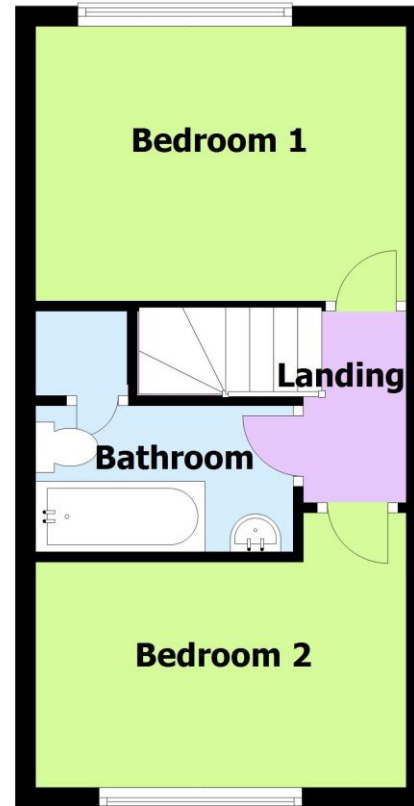
Ground Floor

Approx. 28.3 sq. metres (304.6 sq. feet)



First Floor

Approx. 27.8 sq. metres (298.7 sq. feet)



Total area: approx. 56.0 sq. metres (603.3 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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