



34 Butts Ash Gardens, Hythe SO45 3BL

£359,950

paul jeffreys



AN EXTENDED 3 DOUBLE BEDROOM DETACHED HOUSE WITH SCOPE TO CONVERT GARAGE (stpp) TO EXTRA RECEPTION ROOM

2 year old 'Vaillant' boiler, UPVC double glazed windows & doors, plastic fascias/soffits/gutters NO CHAIN

ACCOMMODATION

Entrance hall, lounge, dining room, kitchen,
3 double bedrooms, bathroom, separate WC

ENTRANCE HALL With part glazed UPVC double glazed front door, telephone point, radiator, understairs cupboard, door to integral garage.

LOUNGE c.5.570m x 3.63m (18'3" x 11'11"). Portugese limestone fire surround with electric fire, two radiators, rear aspect window, arch to:

DINING ROOM c.2.93m x 2.75m (9'7" x 9'1"). Tiled floor, radiator, rear aspect window and sliding patio doors to rear garden.

KITCHEN c.4.20m x 2.08m (13'9" x 6'10"). Comprising inset stainless steel single drainer sink unit with one cupboard below and space & plumbing for automatic washing machine below. Range of base units with cupboards & drawers with worktops above and tiled splashbacks, range of wall cupboards, gas/electric cooker point, space for fridge/freezer, worktop with space & plumbing below for slimline dishwasher, 'Vaillant' gas boiler (installed approx. 2 years ago), radiator, rear aspect window and half glazed door to rear garden.

LANDING Of good size with side aspect window, airing cupboard with lagged tank & immersion, hatch to loft space.

BEDROOM 1 c.3.62m x 3.01m (11'10" x 9'10"). Range of wardrobes with dresser unit with box cupboards above, radiator, rear aspect window.

BEDROOM 2 c.3.76m x 2.44m (12'4" x 8'). Radiator, front aspect window.

BEDROOM 3 c.3.62m x 2.45m (11'10" x 8'). Radiator, rear aspect window.

BATHROOM White suite with fully tiled walls comprising shower-bath with plumbed in shower, wash hand basin in vanity unit, tiled flooring, heated towel rail, recessed downlighters, front aspect window.

SEPARATE WC WC, radiator, fully tiled walls, tiled floor, recessed downlighters, side aspect window.

OUTSIDE:

FRONT GARDEN With 2 car concrete driveway and further pea shingle area giving parking for 3 cars in total, small lawned area, side pedestrian access via wrought iron gate leading to:

REAR GARDEN With paved patio, outside tap, lawned area, flower & shrub beds. The rear garden is fully enclosed with fencing and there is potential side access to the opposite side of the property, which is currently overgrown.



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

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 102.1 sq. metres (1,099.5 sq. feet) approx.

TENURE The agents are advised this property is FREEHOLD.

AGENT'S NOTE The large tree on the pavement in front of the property has a Tree Preservation Order on it.

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. Fork left into Fawley Road just before Hythe Hospital and proceed to the staggered junction turning right into Butts Ash Lane. Take 2nd turning right into Butts Ash Gardens, go round the bend and the property will be found some way along on the right hand side, indicated by our For Sale board.

VIEWING STRICTLY BY APPOINTMENT

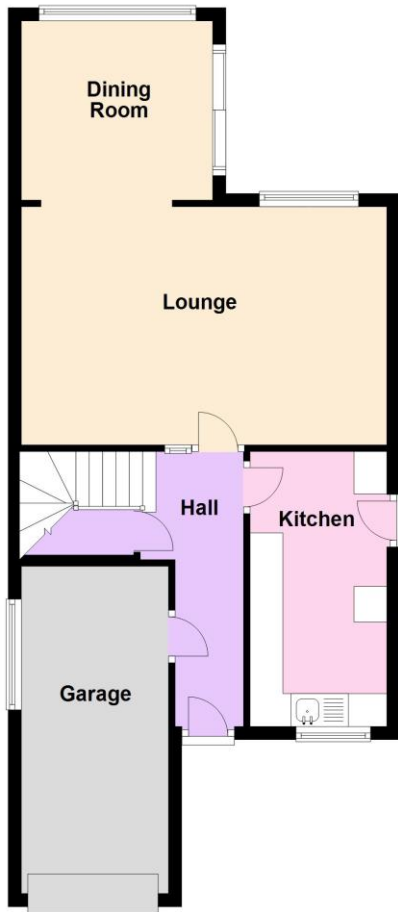
OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

PMD/HC/10.23





Ground Floor



First Floor



Total area: approx. 102.1 sq. metres (1099.5 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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