



2 Queens Close, Hythe, SO45 6JQ

£309,950

paul jeffreys



## 2 Queens Close, Hythe

A VASTLY IMPROVED AND MODERNISED 2 BED SEMI DETACHED HOUSE WITHIN A SHORT DISTANCE OF HYTHE VILLAGE CENTRE.

Gas central heating, double glazing, refitted kitchen, refitted bathroom, block paved driveway with parking for 4 cars.

### ACCOMMODATION

Entrance hall, lounge, kitchen/diner, 2 bedrooms, bathroom.

ENTRANCE HALL UPVC glazed front door, door to:

LOUNGE c.4.66m x 2.97m (15'3" x 9'9"). Radiator, front and rear aspect windows.

KITCHEN/DINER c.4.66m x 3.59m (15'3" x 11'9"). Recently refitted with range of base units with cupboards and drawers, built in automatic washing machine, dishwasher, fridge/freezer, double oven, gas hob with extractor fan over, sink unit, worktops, tiled splashbacks, range of wall cupboards, smooth plastered ceiling with recess down lighters, radiator, larder cupboard housing 'Valliant' boiler, understairs cupboard, rear and front aspect windows, composite door to side.

LANDING Hatch to loft space, rear aspect window.

BEDROOM 1 c.4.65m x 3.13m (15'3" x 10'3"). Radiator, overstairs cupboard, built in bedside lamps, front and rear aspect windows.

BEDROOM 2 c.3.23m x 2.77m (10'7" x 9'1"). Radiator, overstairs cupboard, front and side aspect window.

BATHROOM Recently refitted, WC, wash hand basin in vanity unit, panelled bath with electric shower over, partly tiled walls, Bluetooth light up mirror, chrome heated towel rail, side and rear aspect windows.

### OUTSIDE

FRONT GARDEN Recently blocked paved driveway done to a high standard with parking for 4 cars, good sized laid to lawn area with the potential to further block paved driveway with the potential for parking for boat, caravan etc. Gated access to side.

REAR GARDEN Laid to lawn area, recently laid patio, brick built outhouse.

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

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 70.5 sq. metres (759 sq. feet) approx.

TENURE The Agents are advised this property is FREEHOLD

DIRECTIONS Leave Hythe via new Road and Langdown Lawn and at the 'T' take the first left into Windrush Way, continue down to the end and at the 'T' turn right into Knightwood Road, follow for a short while and take the first right into Queens Close and the property will be found on the right hand side.

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

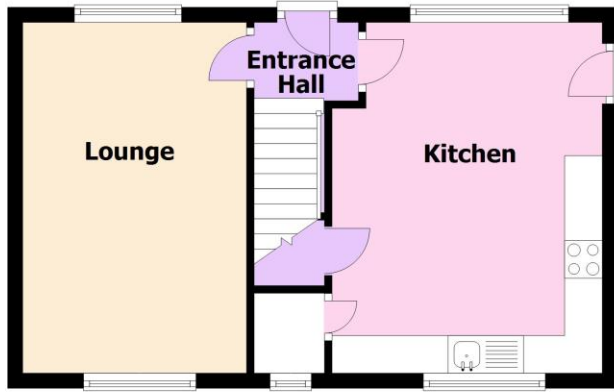
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

MJD/SW/02.24



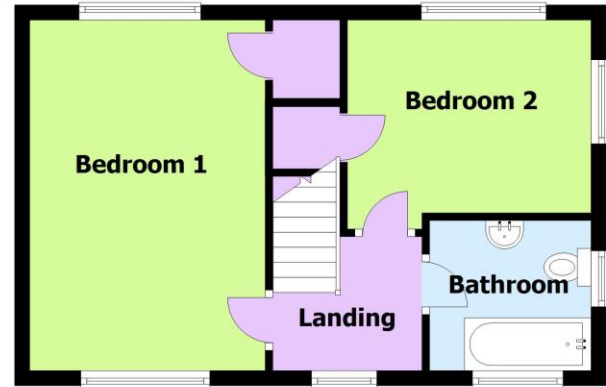
## Ground Floor

Approx. 35.8 sq. metres (385.7 sq. feet)



## First Floor

Approx. 34.7 sq. metres (373.3 sq. feet)



Total area: approx. 70.5 sq. metres (759.0 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

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