



43 Drapers Copse, Dibden, SO45 5TQ

£195,000

paul jeffreys



## 43 Drapers Copse, Dibden

A VERY ATTRACTIVE LARGE DOUBLE UNIT PARK HOME ON A GOOD SIZED PLOT.

Central heating, double glazing, attractive gardens.  
VENDOR SUITED.

### ACCOMMODATION

Entrance porch, lounge, kitchen/breakfast room, 2 bedrooms, bathroom.

**ENTRANCE PORCH** UPVC glazed front door, side and front aspect window, UPVC glazed door to:

**KITCHEN/BREAKFAST ROOM** c.5.79m x 2.92m (19' x 9'7"). Range of base units with cupboards and drawers, built in dishwasher, 'Miele' washing machine, fridge/freezer, 'Neff' built in oven and grill, 'Miele' induction electric hob, extractor fan over, sink unit, range of wall cupboards, radiator, side aspect window, door to:

**LOUNGE** c.6.02m x 3.81m (19'9" x 12'6"). Electric fire and surround, TV point, 2 radiators, 2 front bay windows.

**BEDROOM 1** c.3.56m x 2.90m (11'8" x 9'6"). Built in wardrobes, built in drawers, radiator, side aspect windows.

**BEDROOM 2** c.2.97m x 2.34m (9'9" x 7'8"). Built in cupboard housing gas boiler, radiator, side aspect window.

**BATHROOM** Panelled bath with mixer tap, conrer shower cubicle with shower over, WC, double basin, heated towel rail, side aspect window.

**OUTSIDE** Fairly easy maintenance garden with mature shrubs and shrubbery, small area of astro turf, garden shed, outside undercover seating area, large patio areas, shingled area.

**COUNCIL TAX BAND** 'A' - payable 2023/24 - £1,411.67

**GROSS SQUARE MEASUREMENTS** 78.9 sq. metres (848.8 sq. feet) approx.

**TENURE** The Agents are advised this property is LEASEHOLD.

**DIRECTIONS** Leave Hythe via Jones Lane, at the 'T' turn right into Southampton Road and follow for about a mile and take the left into Claypits Lane and then take the second left into Drapers Copse. As you drive into Drapers Copse, take the first right and the property will be found on the right hand side about half way up.

**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/03.24



## Ground Floor

Approx. 78.9 sq. metres (848.8 sq. feet)



Total area: approx. 78.9 sq. metres (848.8 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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