



45 Malwood Road West, Hythe SO45 5DF

£365,000

paul jeffreys





## 45 Malwood Road West, Hythe

A THREE BED DETACHED BUNGALOW TOWARDS THE BOTTOM OF HOLLYBANK WITHIN A SHORT WALK OF HYTHE VILLAGE CENTRE.

Double glazing, gas central heating, driveway with ample parking for 6/7 cars, campervan or caravan.  
NO CHAIN.

### ACCOMMODATION

Entrance porch, entrance hall, lounge, kitchen, 3 bedrooms, bathroom, separate WC.

**PORCH** Wooden glazed front door, wooden glazed door to:

**INNER HALL** Airing cupboard with 'Viessmann' combination boiler, telephone point, door to:

**LOUNGE** c.4.09m x 3.38m (13'5" x 11'1"). Radiator, telephone point, multifuel log burner with brick surround, front aspect window.

**KITCHEN** c.3.99m x 2.77m (13'1" x 9'1"). Range of base units with cupboards and drawers, space for appliances, extractor fan, stainless steel sink unit, worktops, tiled splashbacks, range of wall cupboards, rear aspect window, UPVC door to rear.

**BEDROOM 1** c.3.38m x 3.05m (11'1" x 10'). Radiator, built in wardrobes, telephone point, rear aspect window.

**BEDROOM 2** c.2.77m x 2.46m (9'1" x 8'1"). Radiator, front aspect window.

**BEDROOM 3** c.2.77m x 1.85m (9'1" x 6'1"). Radiator, side aspect window.

**BATHROOM** Panelled bath with mixer taps and plumbed in shower over, wash hand basin in vanity unit, chrome heated towel rail, side aspect window.

**SEPARATE WC** Radiator, WC, wash hand basin, hatch to loft space, side aspect window.

### OUTSIDE

**FRONT** Driveway with blocked paved area with parking for 6/7 cars leading to double gates which leads to garage with up and over door with power and light, mature shrubbery.

**REAR** South easterly aspect, laid to lawn area, mature shrubbery, garden shed, tap.



COUNCIL TAX BAND 'D' – payable 2024/25 - £2,230.73.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 67.8 sq. metres (730.2 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.

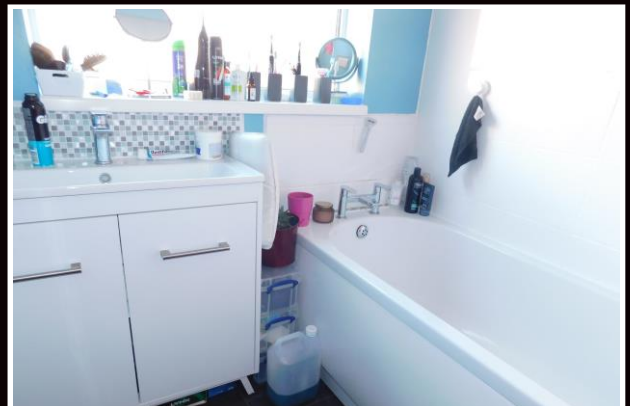
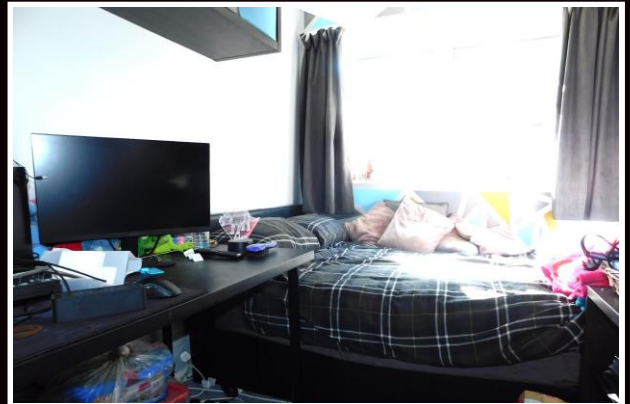
NOTE FLOOR PLAN IS FOR GUIDANCE ONLY.

DIRECTIONS Leave Hythe via Jones Lane and over the railway bridge and at the T junction turn left and immediately right into Hollybank road and then take the first right into Malwood Road West and the property will be found roughly half way up 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

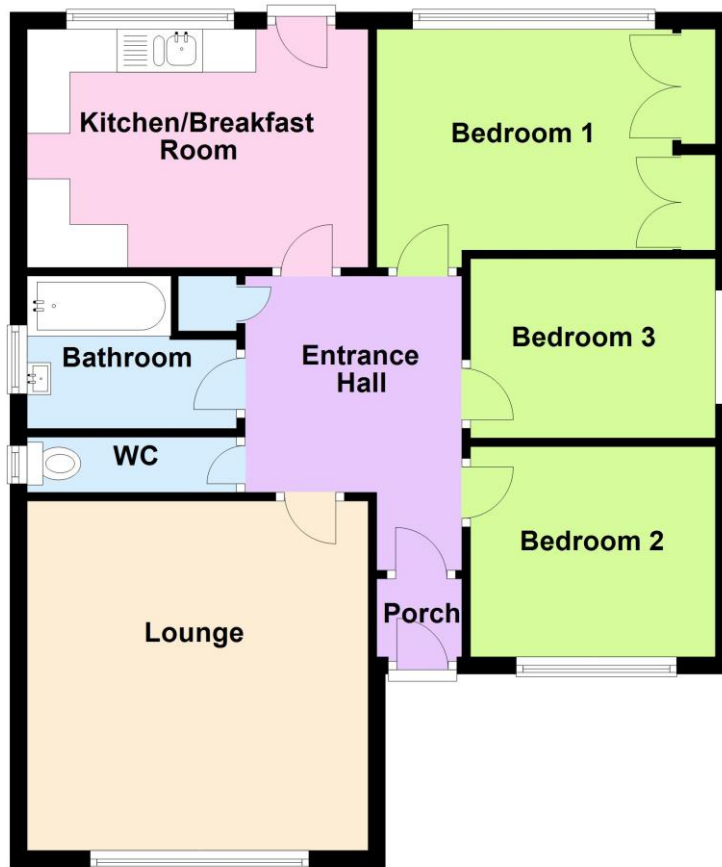
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## Ground Floor



Total area: approx. 67.8 sq. metres (730.2 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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