



18 Grenville Gardens, Dibden Purlieu SO45 4HG

£269,950

paul jeffreys



18 Grenville Gardens, Dibden Purlieu

A 3 BEDROOM SEMI DETACHED EX LOCAL AUTHORITY HOUSE WITH SCOPE FOR IMPROVEMENT.

UPVC double glazed windows and doors, electric heating, potential for off road parking (STPP).
NO CHAIN.

ACCOMMODATION

Entrance hall, lounge/dining room, kitchen, utility, WC, 3 bedrooms, bathroom, separate WC.

ENTRANCE HALL With recently installed UPVC part glazed front door with full height glazed side panel, 'Dimplex' storage heater, stairs with open storage space below and small cupboard.

LOUNGE/DINING ROOM c.5.46m x 3.80m (17'11" x 12'5"). 'Dimplex' storage heater, telephone point, fireplace (not at present used), rear aspect window, recently installed UPVC double glazed double doors leading to rear garden.

KITCHEN c.3.14m x 2.53m (10'3" x 8'3"). Comprising stainless steel single drainer sink unit with one cupboard below and space and plumbing for automatic washing machine, range of base units with cupboards and drawers with worktops above and tiled splashbacks, one wall cupboard, larder cupboard, front aspect window, gas electric cooker points, door to:

UTILITY c.1.95m x 1.31m (6'5" x 4'3"). Door to side passage way and door to:

WC Close coupled WC, meter cupboard, side aspect single glazed windows.

LANDING Airing cupboard with lagged tank and immersion, hatch to loft space.

BEDROOM 1 c.3.69m x 3.28m (12'1" x 10'9"), measurements exclude recess, 'Dimplex' storage heater, rear aspect window.

BEDROOM 2 c.3.20m x 2.89m (10'6" x 9'5"). 'Dimplex' electric heater, built in cupboard, front aspect window.

BEDROOM 3 c.2.85m x 2.11m (9'4" x 6'11"). 'Dimplex' electric heater, rear aspect window.

BATHROOM White suite comprising panelled bath with 'Redring' electric shower with shower screen and curtain, pedestal wash hand basin, heated towel rail and 'Dimplex' wall mounted heater, extractor fan, front aspect window.

SEPARATE WC Close coupled WC, front aspect window.

OUTSIDE

FRONT GARDEN: Wood picket fencing, lawned area, flower beds, side pedestrian access via door, covered sideway with further door at the rear leading to the

REAR GARDEN: Block paved patio, external power point, lawned area, space for greenhouse, 2 small brick built stores. Rear garden has a near southerly aspect.



COUNCIL TAX BAND 'B' – payable 2024/25 - £1,735.01

EPC RATING 'E'.

GROSS SQUARE MEASUREMENTS 81 sq. metres (880 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 From our office proceed via New Road continuing up onto Langdown Lawn. After a short while fork left into Fawley Road and at the top of the hill you will approach a staggered junction where you will turn right into Butts Ash Lane. Take the first turning right into Chaloner Crescent and Grenville Gardens will be found as the first turning on the right hand side with the property approximately half way along on the right hand side indicated by our For Sale board.

VIEWING STRICTLY BY APPOINTMENT

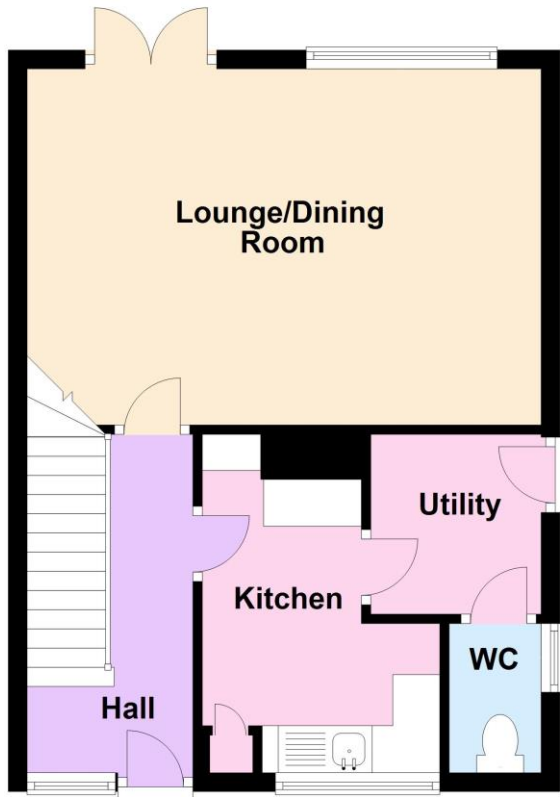
OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

PMD/SW/05.24

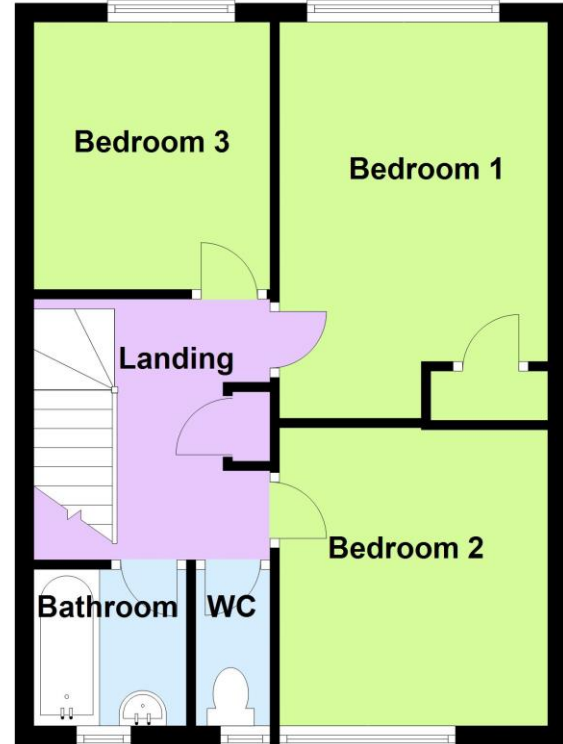




Ground Floor



First Floor



Total area: approx. 81.9 sq. metres (881.3 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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