



30 Elm Crescent, Hythe SO45 3PR

£229,950

paul jeffreys



30 Elm Crescent, Hythe

AN EX LOCAL AUTHORITY THREE BEDROOM END OF TERRACED HOUSE REQUIRING COMPLETE MODERNISATION.

Double glazing, gas central heating, off road parking, 23m/75ft garden. NO CHAIN. The sale of the property is subject to granting of Probate.

ACCOMMODATION

Entrance lobby, hall, lounge, kitchen, utility room, three bedrooms, bathroom, separate WC.

ENTRANCE LOBBY Front aspect window, half glazed UPVC front door, front door with glazed side panel leading to

ENTRANCE HALL Stairs, radiator.

LOUNGE c.5.75m x 3.05m (18'10" x 10'). Front and rear aspect windows, open tiled fireplace, double radiator.

KITCHEN c.3.80m x 3.08m (12'5" x 10'1"). Stainless steel double drainer sink unit with cupboard below, two worktops, one base unit, plumbing for automatic washing machine, rear aspect window, UPVC door to rear garden. **NOTE:** the lock on this door is broken, together with the glazed panel missing and would therefore need replacing as this does not open. Door to:

UTILITY c.2.57m x 1.91m (8'5" x 6'3"). Radiator, front aspect window.

LANDING Rear aspect window, hatch to loft.

BEDROOM 1 c.4.02m x 2.84m (13'2" x 9'3"). Front aspect window, radiator, cupboard housing 'Ferroli' gas fired combination boiler.

BEDROOM 2 c.3.11m x 2.95m (10'2" x 9'8" excluding door recess). Front aspect window, built in cupboard, radiator.

BEDROOM 3 c.2.72m x 2.11m (8'11" x 6'11"). Rear aspect window, built in cupboard (no door), radiator.

BATHROOM White suite comprising panelled bath with part tiled surround, pedestal wash hand basin, radiator, rear aspect window.

SEPARATE WC High level WC, rear aspect window.

OUTSIDE

FRONT GARDEN: Bordered to the front with mature hedging, drive with parking for one car, area with potential for lawn, side pedestrian access to

REAR GARDEN: 23m/75ft in depth, concrete patio, outside tap. The garden itself is completely uncultivated and is not lawned.

COUNCIL TAX BAND 'B' - payable 2024/25 - £1,735.01
EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 82.9 sq. metres (892 sq. feet) approx.
TENURE The Agents are advised this property is FREEHOLD

DIRECTIONS Leave Hythe via New Road continuing up onto Langdown Lawn. Just before the hospital fork left into Fawley Road and continue along this road past the Seadown Veterinary Surgery on the left and after some way turn right into Netley View. At the 'T' turn left then bare round to the right in Beech Crescent and Elm Crescent will be found some way along on the left hand side, with the property being located round on the right hand side.

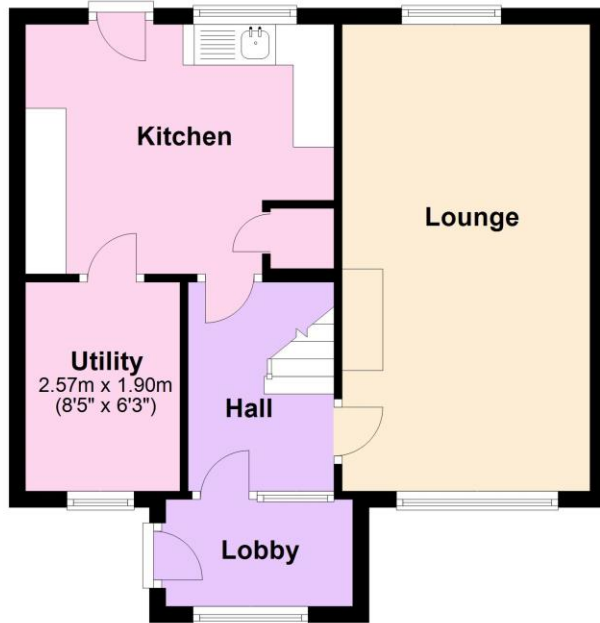
NOTE PAUL JEFFREYS HAVE NOT TESTED ANY APPLIANCE MENTIONED IN THESE PARTICULARS, INCLUDING CENTRAL HEATING AND SERVICES AND CANNOT CONFIRM THAT THEY ARE IN WORKING ORDER. ALL PHOTOGRAPHS ARE FOR GUIDANCE AND ITEMS WITHIN THE PHOTOGRAPHS MAY NOT BE INCLUDED IN THE SALE.

NOTE FLOOR PLAN IS FOR GUIDANCE ONLY

VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK
PMD/SW/04.24



Ground Floor



First Floor



Total area: approx. 83.0 sq. metres (892.9 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

023 8084 8555

sales@pauljeffreys.co.uk

pauljeffreys.co.uk

Zoopa.co.uk

rightmove.co.uk
The UK's number one property website

paul jeffreys

Sales | lettings | land

Open 7 Days

 Paul Jeffreys Estate Agents

 @pauljeffreys92