



55 Hollybank Crescent, Hythe SO45 5GF

£315,000

paul jeffreys





## 55 Hollybank Crescent, Hythe

A 2 BED SEMI-DETACHED BUNGALOW, AT THE BOTTOM END OF HOLLYBANK, ON THE FLAT WITHIN A SHORT WALK OF HYTHE VILLAGE CENTRE

Gas central heating, double glazing, driveway with ample parking. NO CHAIN.

### ACCOMMODATION

Porch, entrance hall, lounge, kitchen, conservatory,  
2 bedrooms, shower room

**PORCH** UPVC double glazed doors, metal framed glazed door to:

**ENTRANCE HALL** Radiator, hatch to loft, telephone point, door to:

**LOUNGE** c.4.37m x 3.45m (14'4" x 11'4"). Radiator, electric fire with surround, TV point, front aspect window.

**KITCHEN** c.3.43m x 3.13m (11'3" x 10'3"). Range of base units with cupboards and drawers, space for oven with stainless steel extractor fan over, space for fridge/freezer, 1.5 bowl sink unit, worktops, tiled splashbacks, range of wall cupboards, radiator, front aspect window, glazed door to:

**CONSERVATORY** c.2.52m x 2.03m (8'3" x 6'8"). Of UPVC construction, radiator, UPVC door to rear.

**BEDROOM 1** c.3.76m x 3.45m (12'4" x 11'4"). Radiator, built in cupboards and wardrobes, rear aspect window.

**BEDROOM 2** c.3.23m x 2.67m (10'7" x 8'9"). Radiator, front aspect window.

**SHOWER ROOM** WC, wash hand basin in vanity unit, corner shower cubicle with plumbed in shower, fully tiled walls, rear aspect window.

### OUTSIDE

**FRONT GARDEN** Tarmac driveway with ample parking leading to detached garage, mainly laid to lawn with mature hedge surrounding.

**REAR GARDEN** Laid to lawn, shrub beds with mature shrubbery, patio, shed, garden tap.





COUNCIL TAX BAND 'C' – payable 2024/25 - £1,982.87.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 68.1 sq. metres (732.9 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 take 2<sup>nd</sup> left into Hollybank Crescent and the property will be found over halfway 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

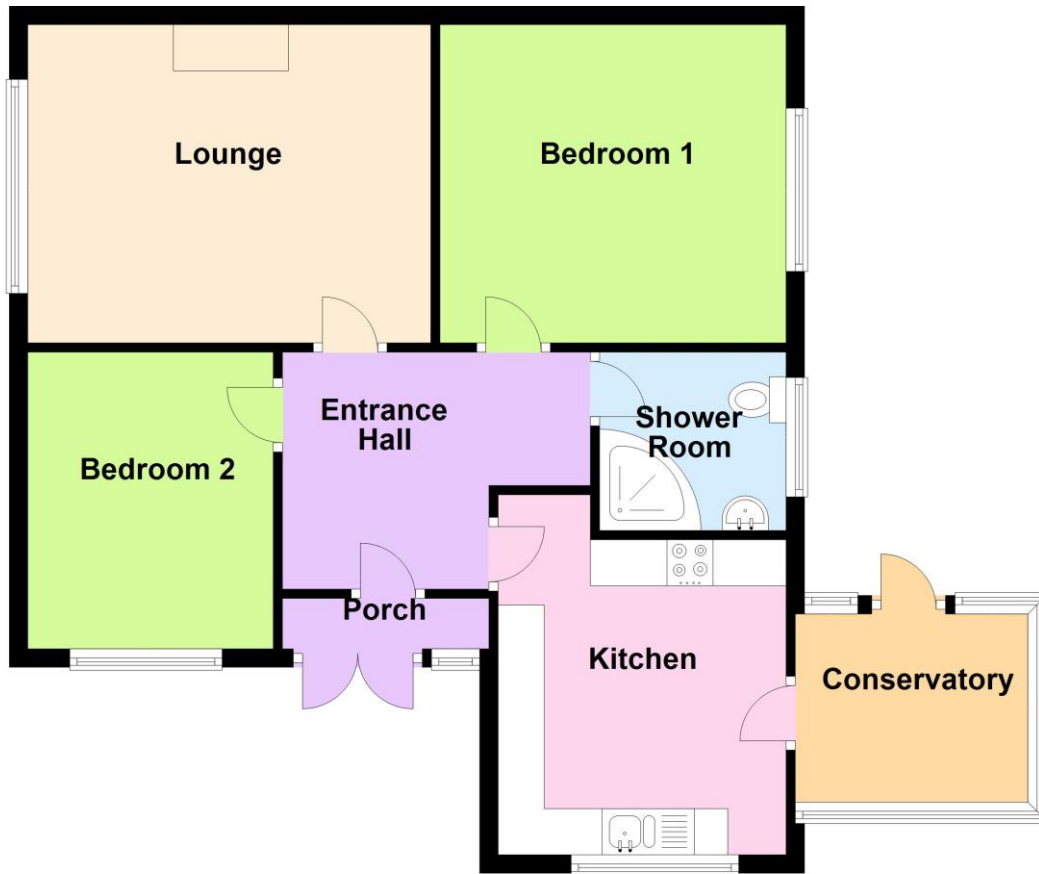
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## Ground Floor

Approx. 68.1 sq. metres (732.9 sq. feet)



Total area: approx. 68.1 sq. metres (732.9 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

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