



11 Highlands Close, Dibden Purlicu SO45 4HZ

£365,000

paul jeffreys



11 Highlands Close, Dibden Purlieu

A SPACIOUS 4 BED DETACHED HOUSE IN NEED OF MODERNISATION

Gas central heating with recently installed combination boiler,
double glazing
NO CHAIN

ACCOMMODATION

Entrance porch, cloakroom, lounge/diner, kitchen,
4 bedrooms, bathroom

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

CLOAKROOM WC, wash hand basin, front aspect window.

LOUNGE/DINER c.8.00m x 4.29m narrowing to 2.90m (26'3" x 14'1" narrowing to 9'6"). Two radiators, electric fire with surround, TV point, understairs storage cupboard, front aspect window, UPVC glazed double doors to rear.

INNER HALL Door to garage with power & light, radiator, glazed door to:

KITCHEN c.3.71m x 2.46m (12'2" x 8'1"). Range of base units with cupboards and drawers, worktops, stainless steel sink unit, tiled splashbacks, wall cupboards, radiator, hatch to dining area, rear aspect window, UPVC glazed door to rear.

LANDING Hatch to loft space, door to:

BEDROOM 1 c.3.96m x 3.71m (13' x 12'2"). Radiator, front aspect window.

BEDROOM 2 c.3.84m x 2.97m (12'7" x 9'9"). Radiator, built in wardrobe, front aspect window.

BEDROOM 3 c.4.12m x 2.19m (13'6" x 7'2"). Radiator, rear aspect window.

BEDROOM 4 c.3.99m x 2.03m (13'1" x 6'8"). Radiator, rear aspect window.

BATHROOM WC, pedestal wash hand basin, panelled bath with mixer tap, part tiled surround, radiator, airing cupboard housing one year old 'Glow-Worm' combination boiler, two rear aspect windows.

OUTSIDE

FRONT GARDEN Laid to lawn area with mature shrubbery, driveway with parking for two cars, leading to GARAGE with up-and-over door with power & light, side access to:

REAR GARDEN Mainly laid to lawn, patio area, mature shrubbery, garden shed.



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

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 114.1 sq. metres (1,227.9 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 New Road continuing up onto Langdown Lawn continuing past Hythe Hospital and shortly after take 1st left into Highlands Way. At the T turn left, which continues as Highlands Way and 1st left into Highlands Close, where the property will be found at the bottom, 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

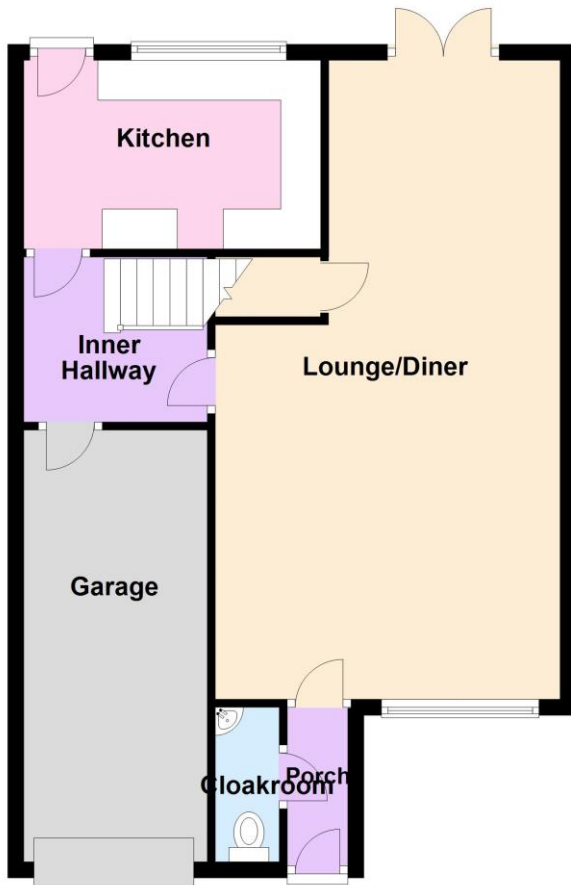
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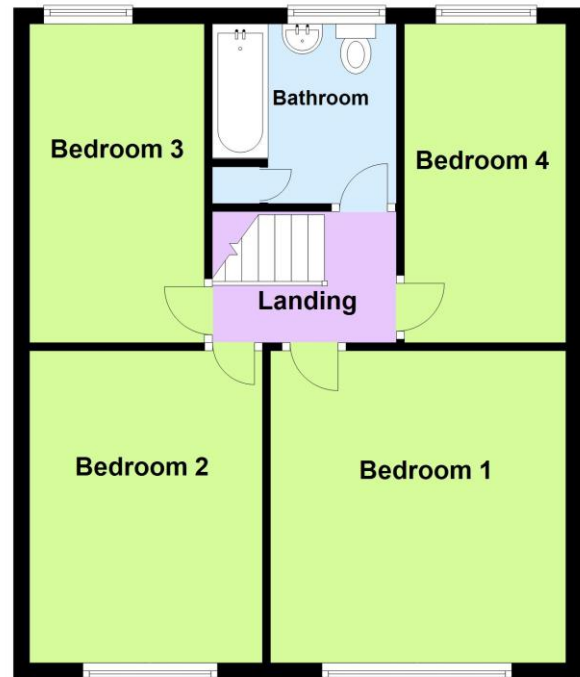
Ground Floor

Approx. 60.3 sq. metres (649.0 sq. feet)



First Floor

Approx. 53.8 sq. metres (578.9 sq. feet)



Total area: approx. 114.1 sq. metres (1227.9 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.

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