



24 Elizabeth Gardens, Dibden Purlieu SO45 4NF

£274,500

paul jeffreys



24 Elizabeth Gardens, Dibden Purlieu

A 3 BEDROOM END OF TERRACE HOUSE REQUIRING
UPDATING AND IMPROVEMENT WITH THE BENEFIT OF
GARAGE IN BLOCK
Gas Central Heating, double glazed windows and doors.

ACCOMMODATION

Entrance Hall, Lounge/Diner, Kitchen, 3 Bedrooms, Bathroom

ENTRANCE HALL Part glazed UPVC front door with glazed side panel. Double radiator, stairs, glazed door to:

LOUNGE/DINER c.7.66m x 4.06 to 2.55m (25'1" x 13'3" max. to 8'4"). Full height front aspect window, sliding patio door to rear garden, mock Purbeck stone fireplace, two double radiators, part laminate floor, glazed door to:

KITCHEN c.2.81m x 2.32m (9'2" x 7'7"). Comprising inset stainless steel single drainer sink unit with cupboards below joining worktop with cupboard and space and plumbing for automatic washing machine, base units with cupboards and drawers with worktops above and tiled splash backs. 'Whirlpool' gas hob with 'Whirlpool' oven below, range of wall cupboards, walk in storage cupboard, rear aspect window, radiator, half glazed door to rear garden.

LANDING Hatch to loft space, airing cupboard with lagged tank.

BEDROOM 1 c.4.01m x 2.90m (13'1" x 9'6"). Radiator, front aspect window.

BEDROOM 2 c.3.68m x 3.03m (12' x 9'11"). Radiator, rear aspect window.

BEDROOM 3 3.12m x 2.01m (10'3" incl. built in cupboard x 6'7"). Radiator, built in cupboard, front aspect window.

BATHROOM White suite comprising panelled bath with plumbed in shower with fully tiled surround. WC, pedestal wash hand basin, half tiled walls, electric wall heater (no radiator), rear aspect window.

OUTSIDE:

FRONT GARDEN Lawned area. Storage cupboard housing British Gas gas fired boiler. GARAGE in nearby block. There is side pedestrian access which is shared with adjoining properties into a private gate that leads through to the:

REAR GARDEN Paved patio, lawned area, dilapidated shed. The rear garden is fully enclosed with fencing.



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

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 75.6 sq metres (813 sq ft).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 by New Road continuing up on to Langdown Lawn forking left into Fawley Road. On reaching the top of the hill with the cross roads, turn right into Butts Ash Lane and then first right into Challoner Crescent. Take the third turning on the right hand side into Dukeswood Drive and Elizabeth Gardens will be found as the first turning on the right hand side and the property will be found near the far end 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

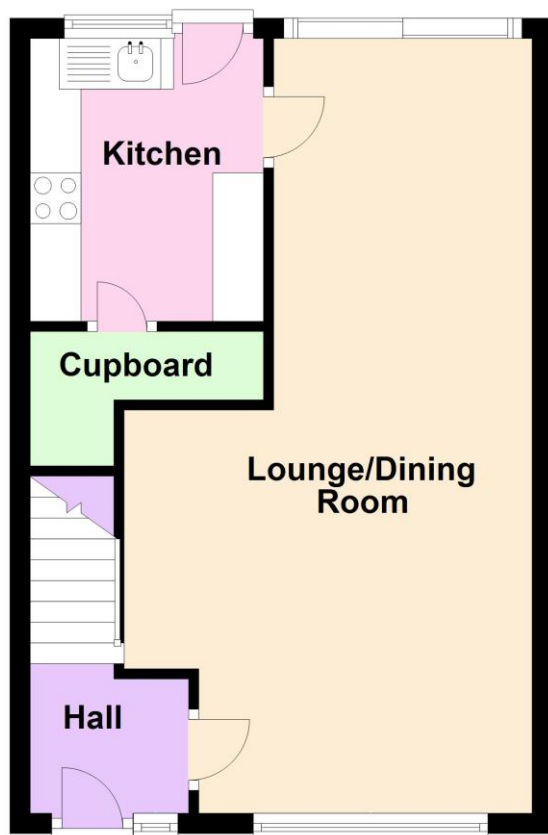
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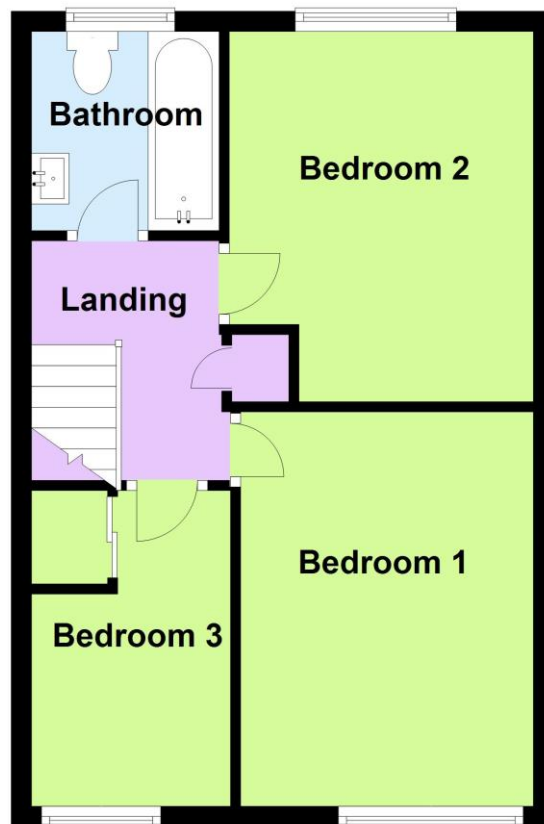
Ground Floor

Approx. 37.8 sq. metres (406.7 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.7 sq. feet)



Total area: approx. 75.6 sq. metres (813.5 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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