



105 Cedar Road, Hythe SO45 3PX

£254,950

paul jeffreys



105 Cedar Road, Hythe

A 3 BEDROOM END-TERRACE HOUSE
With paved driveway with ample parking,
gas central heating, double glazing

ACCOMMODATION

Entrance hall, kitchen/diner, lounge,
3 bedrooms, bathroom, separate WC

ENTRANCE HALL UPVC glazed door with glazed side panel, radiator, telephone point, door to:

LOUNGE c.5.39m x 3.79m (17'8" x 12'5"). Radiator, TV point, hatch to kitchen, rear aspect window, UPVC double glazed double doors to rear.

KITCHEN c.3.58m narrowing to 2.74m x 3.51m (11'9" narrowing to 9' x 11'6"). Range of base units with cupboards and drawers, space for appliances, built in cooker/hob with extractor fan over, worktops, sink unit, tiled splashbacks, range of wall cupboards, large built in storage cupboard, radiator, two front aspect windows.

LANDING Hatch to loft space, airing cupboard, door to:

BEDROOM 1 c.3.68m x 3.25m (12'1" x 10'8"). Radiator, built in wardrobe, rear aspect window.

BEDROOM 2 c.3.13m x 2.92m (10'3" x 9'7"). Radiator, built in cupboard, front aspect window.

BEDROOM 3 c.2.77m x 2.06m (9'1" x 6'9"). Radiator, rear aspect window.

BATHROOM WC, panelled bath with glazed panel and electric shower over, tiled walls, rear aspect window.

SEPARATE WC WC, radiator, rear aspect window.

OUTSIDE FRONT: Block paved driveway, laid to lawn area, shrub beds with mature shrubbery, side gate access to **REAR:** Mainly laid to lawn, shrub beds with mature shrubbery.

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

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 80.3 sq. metres (864 sq. feet) approx.

TENURE The Agents are advised this property is FREEHOLD

DIRECTIONS Leave Hythe via New Road and Langdown Lawn forking left into Fawley Road just before Hythe Hospital. Continue along this road to the top of the hill, passing Butts Ash Lane and turning 2nd right. Proceed to the T turning left and 1st right into Cedar Road and the property will be found towards the end on the left hand side, indicated by our For Sale board.

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

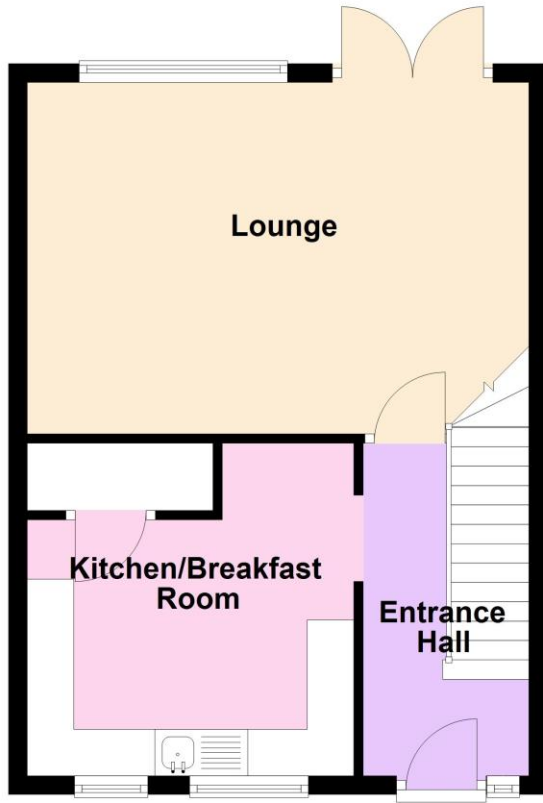
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

MJD/HC/02.25



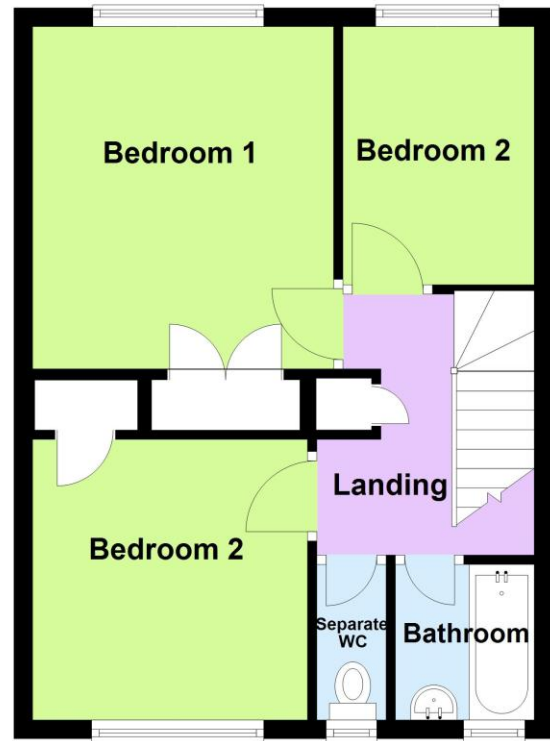
Ground Floor

Approx. 40.1 sq. metres (432.0 sq. feet)



First Floor

Approx. 40.1 sq. metres (432.0 sq. feet)



Total area: approx. 80.3 sq. metres (864.0 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

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