



16 Eyeworth Walk, Dibden SO45 5WF

£289,950

paul jeffreys



16 Eyeworth Walk, Dibden

A 3 BED MID-TERRACE HOUSE
WITHIN POPULAR AREA OF DIBDEN, SHORT WALK OF LOCAL
SUPERMARKET & LEISURE CENTRE

Gas central heating, double glazing, short walk of open forest

ACCOMMODATION

Entrance hall, cloakroom, lounge, kitchen/breakfast room,
conservatory, 3 bedrooms, bathroom

ENTRANCE PORCH Composite glazed front door, UPVC glazed door to:

ENTRANCE HALL Tiled flooring, storage cupboard, door to:

CLOAKROOM WC, pedestal wash hand basin, front aspect window.

LOUNGE c.4.65m x 3.43m (15'3" x 11'3"). Radiator, TV point, front aspect window, double doors to:

KITCHEN/BREAKFAST ROOM c.5.28m x 3.58m narrowing to 2.54m (17'4" x 11'9" narrowing to 8'4"). Tiled flooring, range of base units with cupboards and drawers, space for automatic washing machine, worktops, sink unit, gas hob with extractor fan over, 'Neff' double oven with built in microwave above, breakfast bar with stools with storage underneath, under-counter fridge & freezer, double UPVC doors to:

CONSERVATORY c.4.98m x 4.47m narrowing to 2.95m (16'4" x 14'8" narrowing to 9'8"). Part brick and UPVC construction, electric fire, double doors to rear.

LANDING Airing cupboard with 'Worcester' gas combination boiler, overstairs cupboard, hatch to loft space with ladder, door to:

BEDROOM 1 c.4.22m x 3.02m (13'10" x 9'11"). Radiator, front aspect window.

BEDROOM 2 c.3.86m x 3.31m (12'8" x 10'10"). Radiator, rear aspect window.

BEDROOM 3 c.2.67m x 2.36m (8'9" x 7'9"). Radiator, front aspect window.

BATHROOM WC, pedestal wash hand basin, panelled bath with plumbed in shower over with rain effect shower head, fully tiled walls, chrome heated towel rail, extractor fan, rear aspect window.

OUTSIDE FRONT GARDEN: Mainly laid to lawn with garden path leading to front door.

REAR GARDEN: South-easterly facing with small decked area, laid to lawn area, shrub beds with mature shrubbery, workshop with power & light.



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

EPC RATING 'C'

GROSS SQUARE MEASUREMENTS 108.7 sq. metres (1,169.7 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 at the T junction turn right into Southampton Road, follow for about 1 mile and turn left into Claypits Lane. Continue to the mini roundabout taking the 2nd exit straight over and at the T turn right into Cumberland Way and 1st right into Latchmore Drive, take 3rd left into Eyeworth Walk where the property will be found up the walkway 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

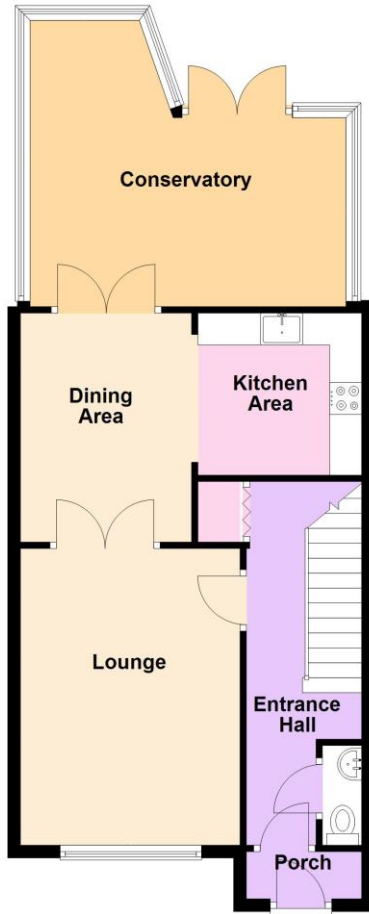
MJD/HC/02.25





Ground Floor

Approx. 64.2 sq. metres (690.6 sq. feet)



First Floor

Approx. 44.5 sq. metres (479.1 sq. feet)



Total area: approx. 108.7 sq. metres (1169.7 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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