



2 Kelvin Close, Hythe SO45 5LW

£425,000

paul jeffreys



## 2 Kelvin Close, Hythe

A COMPLETELY MODERNISED 2/3 BED BUNGALOW AT THE BOTTOM OF HOLLYBANK WITHIN A SHORT WALK OF HYTHE VILLAGE CENTRE.

Underfloor heating, double glazing,  
2 separate driveways with 1 leading to garage.

### ACCOMMODATION

Entrance hall, lounge, kitchen/diner, two bedrooms, walk in wardrobe formally bedroom 3, shower room.

**ENTRANCE HALL** UPVC Glazed front door, meter cupboard, recess downlighters, hatch to loft space housing 'Alpha' combination boiler which the underfloor heating works off, underfloor heating, door to:

**LOUNGE** c.6.10m x 3.56m narrowing to 2.92m (20' x 11'8" narrowing to 9'7"). Engineered oak wood flooring, underfloor heating, electric feature fire with remote, recess downlighters, 2 front aspect windows.

**KITCHEN** c.3.56m x 3.05m (11'8" x 10'). Range of base units with cupboards and drawers, integrated 'Bosch' washing machine and dishwasher, 'Neff' double oven, 'Neff' induction hob with matching 'Neff' stainless steel extractor fan over, butler sink unit, 'Proboil' hot water tap, tiled splashbacks, worktops, range of wall cupboards, undercounter fridge and freezer, wine cooler, engineered oak wood flooring, underfloor heating, opening to:

**DINING AREA** c.3.86m x 2.44m (12'8" x 8'). Of part brick UPVC construction, engineered oak wood flooring, underfloor heating, UPVC glazed door to rear.

**BEDROOM 1** c.3.86m x 3.38m (12'8" x 11'1"). Rear aspect window, underfloor heating, opening to:

**DRESSING ROOM/FORMER BEDROOM 3** c.2.80m x 2.36m (9'2" x 7'9"). Currently used as walk-in closet for bedroom 1 but can easily be changed back to a third bedroom if needed. 'Sharps' built-in wardrobes and drawer units, underfloor heating, front aspect window.

**BEDROOM 2** c.3.48m x 2.23m (11'5" x 7'4"). Built in cupboard, mirrored wardrobe, underfloor heating, side aspect window.

**SHOWER ROOM** WC with concealed cistern, wash hand basin in vanity unit, shower cubicle with shower over with rain effect shower head with glazed side panels, chrome heated towel rail, tiled flooring, recess downlighters, side aspect window.

### OUTSIDE

**FRONT GARDEN:** Large lawned area with flower bed, 2 separate driveways with 1 leading to garage with up and over door and door to rear garden, gated access to:

**REAR GARDEN:** Blank canvas of a garden, which is mostly laid to lawn, with shrub beds with mature shrubbery, 2 patio areas.



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

EPC RATING 'E'.

GROSS SQUARE MEASUREMENTS 99.2 sq. metres (1067.5 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.

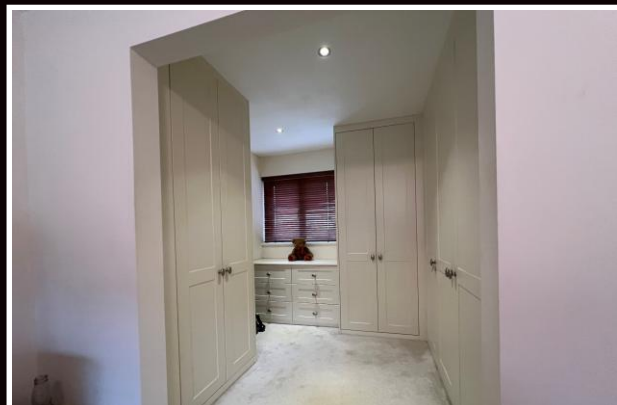
NOTE FLOOR PLAN IS FOR GUIDANCE ONLY.

DIRECTIONS Leave Hythe via Mousehole Lane and at the 'T' turn right into Southampton road and then immediately left into Hollybank Crescent and immediately take the first left into Kelvin Close and the property will be found 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/SW/02.25





## Ground Floor

Approx. 99.2 sq. metres (1067.5 sq. feet)



Total area: approx. 99.2 sq. metres (1067.5 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.

independent estate agents

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