



68 Cumberland Way, Dibden SO45 5TW

£139,950

paul jeffreys



A ONE BEDROOM FIRST FLOOR MAISONETTE  
IN NEED OF COMPLETE RENOVATION

Double glazing, allocated parking space, short walk of Health & Leisure Centre and supermarket. NO CHAIN.

ACCOMMODATION

Entrance hall, landing, lounge/diner, kitchen, bedroom, bathroom

ENTRANCE HALL UPVC glazed front door, stairs to:

LANDING Hatch to loft space, side aspect window, door to:

LOUNGE/DINER c.5.28m narrowing to 3.68m x 3.71m narrowing to 1.70m (17'4" narrowing to 12'1" x 12'2" narrowing to 5'7"). Radiator, overstairs cupboard, front aspect window, sliding door to:

KITCHEN c.3.96m x 1.73m (13' x 5'8"). Range of base units with cupboards and drawers, space for appliances, worktops, sink unit, range of wall cupboards, rear aspect window.

BEDROOM 1 c.3.56m x 2.77m (11'8" x 9'1"). Radiator, built in cupboard, built in wardrobe, rear aspect window.

BATHROOM WC, pedestal wash hand basin, panelled bath, part tiled walls, extractor fan.

OUTSIDE 1 allocated parking space in nearby block.

COUNCIL TAX BAND 'A' - payable 2024/25 - £1,487.15.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 42.8 sq. metres (461.1 sq. feet) approx.

TENURE The Agents are advised this property is LEASEHOLD on the residue of 999 year lease, with a peppercorn ground rent.

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 and take 1<sup>st</sup> left into Challenger Way and 3<sup>rd</sup> right into Cumberland Way and the property will be found up on the left hand side up the walkway at the end.

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



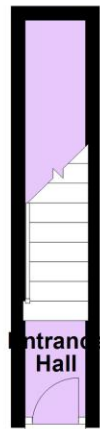
## First Floor

Approx. 42.8 sq. metres (461.1 sq. feet)



## Ground Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 42.8 sq. metres (461.1 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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**Open 7 Days**

 Paul Jeffreys Estate Agents

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