



9 Boundstone, Hythe SO45 5AZ

£319,950

paul jeffreys



9 Boundstone, Hythe

A 2 BEDROOM DETACHED BUNGALOW ON GOOD SIZED PLOT
Requiring modernisation throughout, gas central heating, UPVC
double glazed windows, garage. NO CHAIN.

ACCOMMODATION

Entrance hall, lounge, kitchen, 2 double bedrooms, bathroom

ENTRANCE HALL Half glazed front door with glazed side panel, hatch to loft space with drop down ladder and light, radiator, airing cupboard with lagged tank.

LOUNGE c.5.43m x 3.28m (19'9" x 10'9"). Front and side aspect windows, electric fire, radiator.

KITCHEN c.3.01m x 2.96m (9'10" x 9'8"). Comprising single drainer stainless sink unit, adjoining worktop with space and plumbing for washing machine, range of base units with cupboards and drawers and worktops above, tiled splashbacks, space for fridge/freezer, 'Worcester' gas fired boiler, front and side aspect windows.

BEDROOM 1 c.4.26m x 3.28m (13'11" x 10'9"). Rear aspect window, radiator.

BEDROOM 2 c.3.30m x 3.03m (10'10" x 9'11"). Rear aspect window, radiator.

BATHROOM White suite comprising WC, pedestal wash hand basin, panelled bath with plumbed in shower, fully tiled walls, chrome heated towel rail, side aspect window.

LEAN-TO Of UPVC double glazed construction with double doors to rear garden. (This is not accessed directly from the property.)

OUTSIDE

FRONT GARDEN: With numerous shrubs and bushes and lawned area, which extends around the side of the property. The side area of garden is somewhat overgrown and at the end of this there is a driveway with parking for one car leading to a detached concrete GARAGE. There is side pedestrian access from the front garden via an enclosed porch, with door leading to:

REAR GARDEN: Very overgrown with paved area, two sheds (one dilapidated). The garden extends around the side of the property and round the opposite side of the garage.



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

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 66 sq. metres (710.7 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.

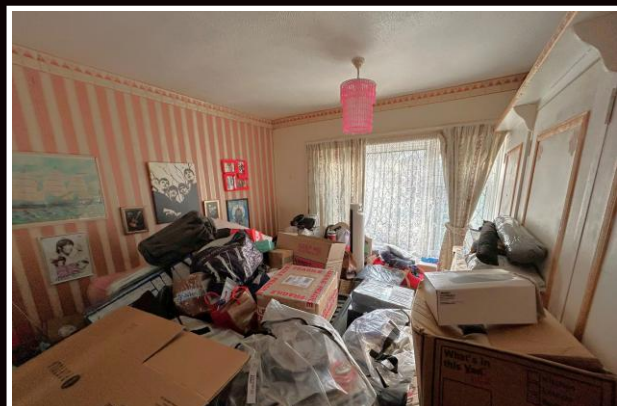
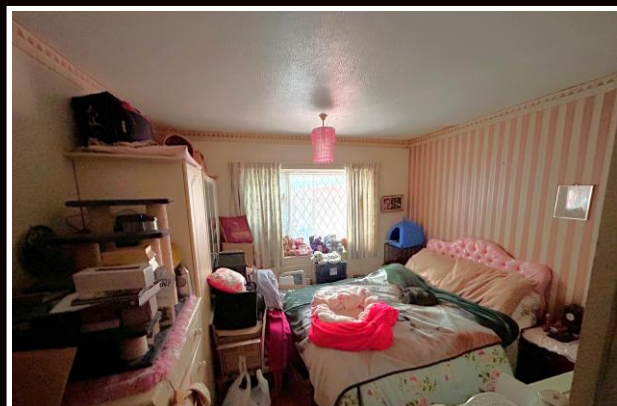
NOTE FLOOR PLAN IS FOR GUIDANCE ONLY.

DIRECTIONS Leave Hythe via New Road continuing up onto Langdown Lawn. On reaching the roundabout turn right into Upper Mullins Lane and turn 2nd right into Overbrook and 3rd turning left into The Mead. Boundstone will be found as the 1st turning on the left with the property situated on the right hand corner, somewhat hidden from the road.

VIEWING STRICTLY BY APPOINTMENT

OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

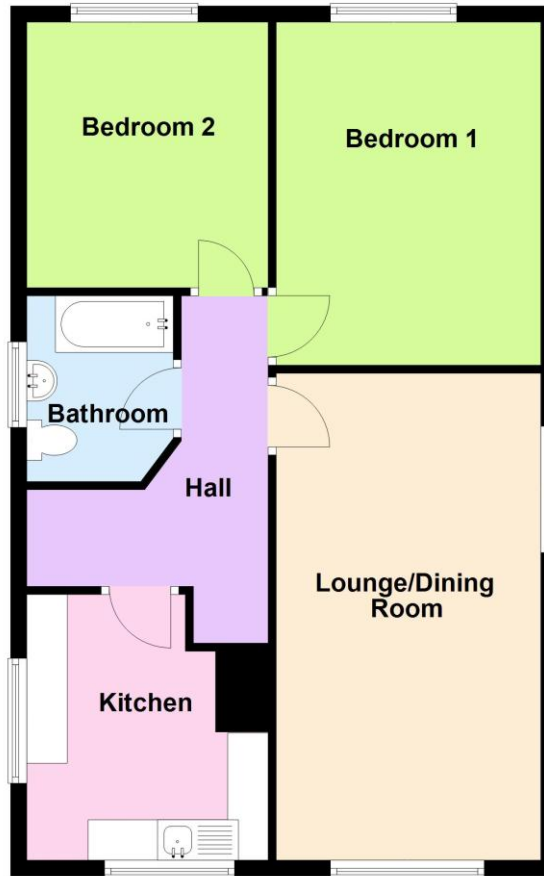
PMD/HC/02.25





Ground Floor

Approx. 66.0 sq. metres (710.7 sq. feet)



Total area: approx. 66.0 sq. metres (710.7 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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