



11 Partridge Road, Dibden Purlieu SO45 4LL

£349,950

paul jeffreys



11 Partridge Road, Dibden Purlieu

A 3 BED SEMI DETACHED HOUSE WITHIN A POPULAR AREA OF
DIBDEN PURLIEU

Gas central heating, double glazing, driveway with ample
parking leading to garage
NO CHAIN

ACCOMMODATION

Entrance hall, lounge, dining room, kitchen, conservatory,
3 bedrooms, bathroom

ENTRANCE HALL UPVC glazed front door, glazed side panel,
tiled flooring, radiator, door to:

LOUNGE c.3.89m x 3.35m (12'9" x 11'). Log burner, TV Point,
radiator, front aspect window, opening to:

DINING ROOM c.3.20m x 3.00m (10'6" x 9'10"). Radiator,
electric fire, opening to:

CONSERVATORY c.2.46m x 2.23m (8'1" x 7'4"). Of UPVC
construction, new UPVC glazed door to garden.

KITCHEN c.3.35m x 2.49m (11' x 8'2"). Range of base units
with cupboards and drawers, dishwasher, automatic washing
machine, undercounter fridge, gas cooker with extractor fan
over, worktops, tiled splashbacks, range of wall cupboards, tiled
flooring, rear aspect window, UPVC glazed door to side.

LANDING Hatch to loft space, housing combination boiler, door
to:

BEDROOM 1 c.3.96m x 3.10m (13' x 10'2"). Radiator,
recessed downlighters, front aspect window.

BEDROOM 2 c.3.20m x 3.13m (10'6" x 10'3"). Radiator, storage
cupboard, recessed downlighters, rear aspect window.

BEDROOM 3 c.2.87m x 2.21m (9'5" x 7'3"). Radiator, recessed
downlighters, front aspect window.

BATHROOM Pedestal wash hand basin, panelled bath with
plumbed in shower over, tiled walls, radiator, extractor fan,
recessed downlighters, rear aspect window.

SEPARATE WC WC, radiator, side aspect window.

OUTSIDE

FRONT Concrete driveway with ample parking. Split level laid to
lawn area with mature shrubbery, five bar gate leading to further
driveway and garage with 'up and over' door.

REAR Patio area, good sized 'laid to lawn' area with shrub beds
and mature shrubbery.



COUNCIL TAX BAND 'C' – payable 2024/25 - £1982.87.

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 83.6 sq. metres (900 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 on to Langdown Lawn forking left into Fawley Road. On reaching the top of the hill with the crossroads, turn right into Butts Ash Lane and then first right into Challoner Crescent. Follow for a short while and take the second right into Partridge Road 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

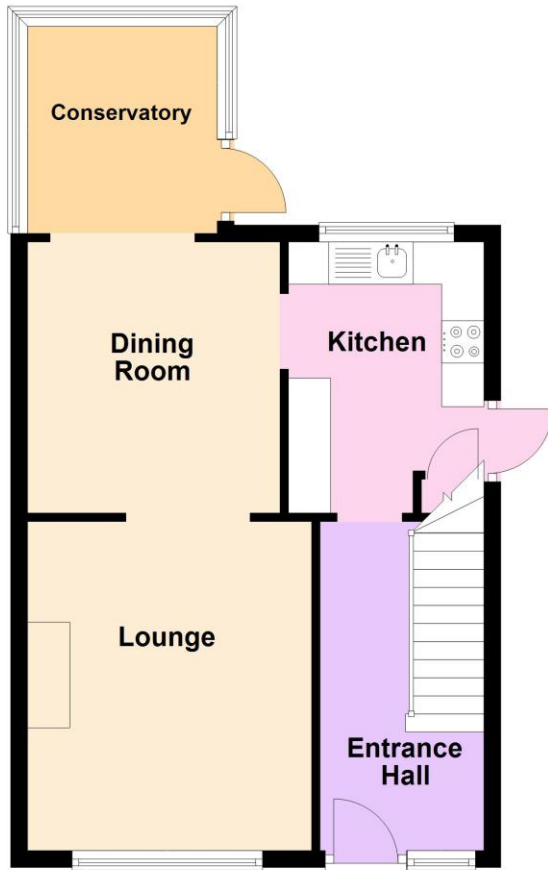
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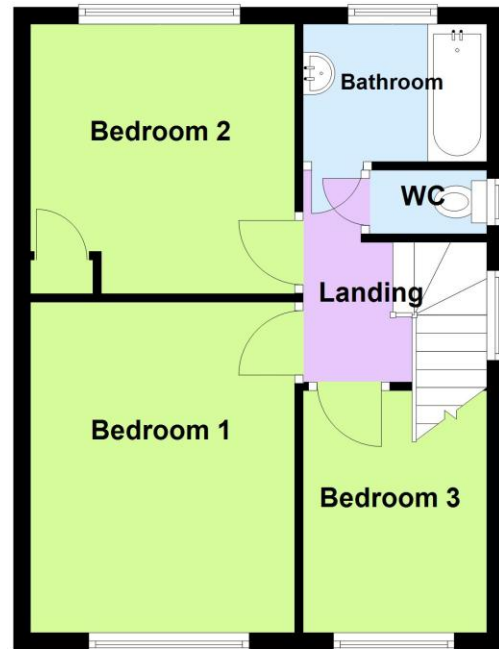
Ground Floor

Approx. 44.7 sq. metres (480.9 sq. feet)



First Floor

Approx. 38.9 sq. metres (419.2 sq. feet)



Total area: approx. 83.6 sq. metres (900.1 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.

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