



42 Drapers Copse, Dibden, SO45 5TQ

£149,950

paul jeffreys



42 Drapers Copse, Dibden

A TWO BED PARK HOME WITH PARKING FOR 2/3 VEHICLES.
Gas central heating, double glazing. NO CHAIN.

ACCOMMODATION

Lounge/diner, kitchen, utility area, 2 bedrooms, shower room.

LOUNGE/DINER c.6.00m narrowing to 2.97m x 3.20m narrowing to 2.29m (19'8" narrowing to 9'9" x 10'6" narrowing to 7'6"). UPVC glazed front door, radiators, TV point, telephone point, opening to:

INNER HALL Storage cupboard, door to:

KITCHEN c.2.92m x 2.29m (9'7" x 7'5"). Range of base units with cupboards and drawers, space for cooker, one and half bowl stainless steel sink unit, tiled splashbacks, range of wall cupboards, radiator, opening to:

UTILITY SPACE c.1.91m x 1.07m (6'3" x 3'6"). Space and plumbing for automatic washing machine, space for tumble dryer, side aspect window, UPVC glazed door to side.

BEDROOM 1 c.2.92m x 2.52m (9'7" x 8'3"). Radiator, rear aspect window.

BEDROOM 2 c.2.92m x 1.65m (9'7" x 5'5"). Radiator, rear aspect window.

SHOWER ROOM WC, wash hand basin in vanity unit, shower cubicle with glazed sliding doors with plumbed in shower, airing cupboard with 'Vailant' combination boiler, side aspect window.

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

GROSS SQUARE MEASUREMENTS 45.8 sq. metres (492.5 sq. feet) approx.

TENURE The agents are advised this property is LEASEHOLD. There is a pitch fee of £173.60 that is payable monthly, your electric and water will be billed separately. When sold, General Estates will be due 10% of the sale price.

DIRECTIONS Leave Hythe via Jones Lane and at the 'T' turn right into Southampton Road and follow for about a mile and take the left into Claypits Lane and then take the second left into Drapers Copse. As you drive into Drapers Copse, take the first right and the property will be found on the left hand side, roughly half way up.

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

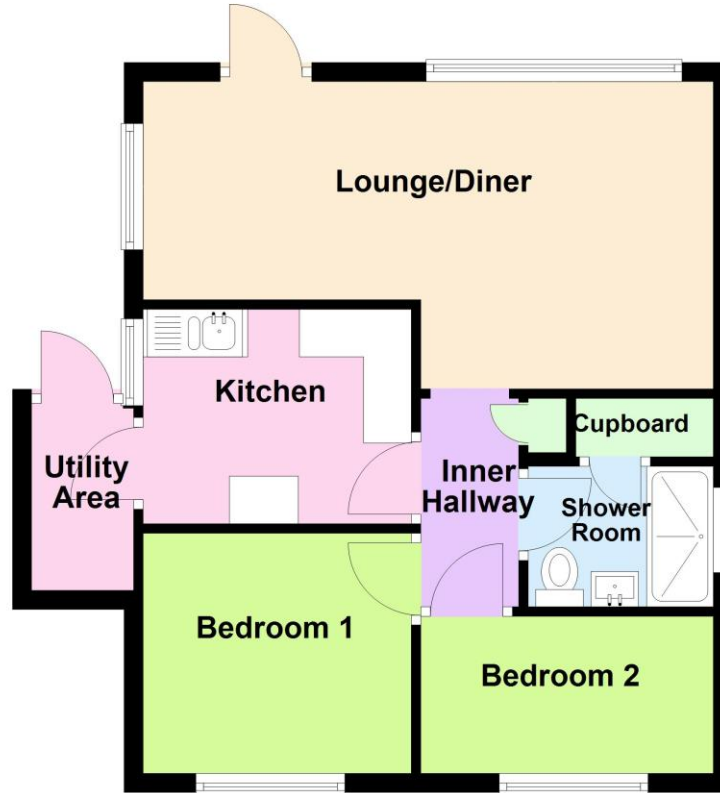
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

MJD/SW/03.25



Ground Floor

Approx. 45.8 sq. metres (492.5 sq. feet)



Total area: approx. 45.8 sq. metres (492.5 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.

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