



68 Fairview Drive, Hythe, SO45 5GY

£335,000

paul jeffreys



68 Fairview Drive, Hythe

A THREE BEDROOM DETACHED BUNGALOW WITHIN A RELATIVELY SHORT LEVEL WALK OF HYTHE VILLAGE CENTRE. REQUIRING UPDATING AND IMPROVEMENT.

Recently installed gas central heating system, UPVC double glazed windows.

ACCOMMODATION

Entrance hall, lounge, kitchen, 3 bedrooms, bathroom.

ENTRANCE HALL With double glazed front door, hatch to loft, radiator.

LOUNGE c.6.06m x 3.59m to 3.03m (19'10" x 11'9" to 9'11"). Two front aspect windows, parquet flooring, 2 double radiators, gas fire with tiled surround, a door to hall and sliding door to:

KITCHEN c.3.51m x 2.76m (11'6" x 9' max measurements as room is slightly 'L' shaped). Comprising inset single drainer stainless steel sink unit with cupboard below and space and plumbing for automatic washing machine, range of base units with cupboards and drawers with worktops above, range of wall cupboards, double larder, double radiator, side aspect window and glazed door to side of property.

BEDROOM 1 c.3.68m x 3.39m (12'1" x 11'1"). Radiator, rear aspect window.

BEDROOM 2 c.3.74m x 2.81m (12'3" x 9'2"). Radiator, rear aspect window.

BEDROOM 3 c.2.74m x 2.41m (9' x 7'11"). Radiator, front aspect window.

BATHROOM Comprising panelled bath with fully tiled surround, WC, pedestal wash hand basin, part tiled walls, radiator, airing cupboard with recently installed 'Atag' gas fired boiler, side aspect window.

OUTSIDE

FRONT GARDEN Of open plan design being laid to lawn, block paved drive with parking for 2/3 cars leading to GARAGE with window and part glazed door leading to rear garden. There is also side pedestrian access to the opposite side of the bungalow via a wooden gate, leading to:

REAR GARDEN Fully fenced and is mainly laid to lawn with small vegetable plot and greenhouse.

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

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 74.3 sq. metres (799.6 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 turning right into Mousehole Lane. At the junction with Southampton Road turn right and then first left into Hollybank Crescent and then take the second turning on the left into Fairview Drive. The property will be found on the left hand side as you bare round to the left and is indicated by our 'For Sale' board.

VIEWING STRICTLY BY APPOINTMENT

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

PMD/SW/03.25





Ground Floor

Approx. 74.3 sq. metres (799.6 sq. feet)



Total area: approx. 74.3 sq. metres (799.6 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

023 8084 8555

sales@pauljeffreys.co.uk

pauljeffreys.co.uk

Zoopa.co.uk

rightmove.co.uk
The UK's number one property website

paul jeffreys

Sales | lettings | land

Open 7 Days

 Paul Jeffreys Estate Agents

 @pauljeffreys92