



Nibroc, 3 Nash Road
Dibden Purlieu

paul jeffreys

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Dibden Purlieu | SO45 4RR

Southampton – 14 miles, Lymington – 10 miles, M27 – 14 miles, Hythe Village – 1.5 miles.
(distances are approximate)

A 2 bedroom detached bungalow on plot of approximately 0.22 of an acre requiring updating and modernisation with scope for extension STPP. Short walk of local schools.

NO CHAIN
£425,000

UPVC double glazed windows and doors, gas central heating (we cannot confirm if this is working), two double bedrooms, ample scope for extension and improvement, ample parking and garage.

ACCOMMODATION

Spacious entrance hall, lounge, kitchen, 2 bedrooms, bathroom.

ENTRANCE HALL Half glazed UPVC door with glazed side panel, radiator, hatch to loft space, storage cupboard.

LOUNGE c.3.66m x 3.66m (12' x 12' measurements exclude walk in front bay window). Gas fire, 2 radiators.
NOTE: We think that the boiler is a back boiler at the rear of the gas fire, however, we cannot confirm this.

KITCHEN c.3.63m x 3.63m (11'11" x 11'11"). Comprising inset stainless steel single drainer sink unit with cupboards and drawers below, range of base units with cupboards and drawers with worktops above, range of wall cupboards, larder cupboard with window, cupboard housing hot water tank, Crittall single glazed window to lean to conservatory. Half glazed door to side of property.

BEDROOM 1 c.3.66m x 3.66m (12' x 12' measurements exclude front aspect bay window). Radiator, open fireplace with tiled hearth and surround.

BEDROOM 2 c.3.63 x 3.63 (11'10" x 11'10"). Built in cupboard, 2 radiators, rear aspect window.

BATHROOM White suite comprising panelled bath with fully tiled surround with 'Ideal standard' plumbed in shower, wash hand basin in vanity unit, WC, part tiled walls, radiator, smooth plastered ceiling, rear aspect window.

OUTSIDE:

FRONT GARDEN: With mature hedging and lawned area and flower beds. Driveway with parking for approximately 4 cars, leading to concrete sectional garage.

REAR GARDEN: Measuring approximately 30.49m/100ft in depth. The garden is very overgrown and uncultivated but does have mature shrubs and bushes. Timber shed, greenhouse.



COUNCIL TAX BAND 'D' – payable 2024/25 - £2.230.73

EPC RATING 'E'.

GROSS SQUARE MEASUREMENTS 67.1 sq. metres
(722.6 sq. feet) approx.

TENURE 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.

VIEWING STRICTLY BY APPOINTMENT

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

PMD/SW/03.25



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.

Ground Floor

Approx. 67.1 sq. metres (722.6 sq. feet)



Total area: approx. 67.1 sq. metres (722.6 sq. feet)



DIRECTIONS: Leave Hythe via Langdown Lawn crossing over the Whitewater Rise roundabout and proceed to the centre of Dibden Purlieu village. Turn right into North Road and Nash Road will be found as the last turning on the left hand side at the very end and the property will be found a short way along on the right hand side indicated by our 'For Sale' board.

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