



7 Holly Close, Hythe SO45 3PW

£279,950

paul jeffreys



## 7 Holly Close, Hythe

AN EXTENDED 3 BED END OF TERRACE HOUSE WITH LARGER THAN AVERAGE EXTENDED GARAGE

Gas central heating, double glazing, driveway with ample parking.

### ACCOMMODATION

Entrance hall, inner hall, lounge, conservatory, kitchen/breakfast room, 3 bedrooms, bathroom.

**ENTRANCE HALL** UPVC glazed front door with glazed side panel, UPVC glazed door to:

**INNER HALL** Radiator, understairs cupboard, door to:

**LOUNGE** c.5.49m x 3.96m (18' x 13'). Brick fireplace with log burner, radiator, UPVC door to rear and rear aspect window, door leading to:

**CONSERVATORY** c.4.88m x 2.57m (16' x 8'5"). Of UPVC double glazed construction, radiator, UPVC door to rear.

**KITCHEN/BREAKFAST ROOM** c.3.58 x 3.58m (11'9" x 11'9"). Range of base units with cupboards and drawers, space for appliances and worktops, sink unit, tiled splashbacks, range of wall cupboards, recently installed 'Glow-Worm' boiler, breakfast bar, 2 front aspect windows.

**LANDING** Hatch to loft space, airing cupboard with hot water tank, door to:

**BEDROOM 1** c.3.66m x 3.35m (12' x 11'). Radiator, built in cupboard, rear aspect window.

**BEDROOM 2** c.3.18m x 2.92m (10'5" x 9'7"). Radiator, built in cupboards, front aspect window.

**BEDROOM 3** c.2.26m x 2.06m (7'5" x 6'9"). Radiator, rear aspect window.

**BATHROOM** Tiled bath with mixer tap and rain effect shower head over with glazed panel, WC with concealed cistern, wash hand basin, fully tiled walls, recessed downlighters, chrome heated towel rail, front aspect window.

### OUTSIDE

**FRONT GARDEN** Concrete driveway and shingled area with ample parking, leading to GARAGE with up and over door.

**REAR GARDEN** Block paved area with decked area to rear and false grass area and door leading to extended side access to larger than usual garage with power and light.



COUNCIL TAX BAND 'B' – payable 2024/25 - £1,735.01

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 134.9 sq. metres (1,452 sq. feet) approx. including garage.

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.

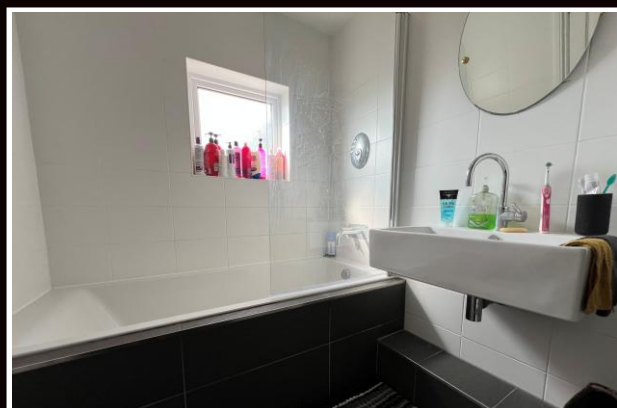
NOTE FLOOR PLAN IS FOR GUIDANCE ONLY.

DIRECTIONS Leave Hythe via New Road continuing up onto Langdown Lawn. Fork left into Fawley Road just before Hythe Hospital. Continue along this road to the top of the hill, passing Butts Ash Lane and turning into the second right. Proceed to the 'T' and turn left and then take the first right into Cedar Road, follow for a short while and then take the third left into Holly Close and the property will be found on the left hand side, indicated by our For Sale board.

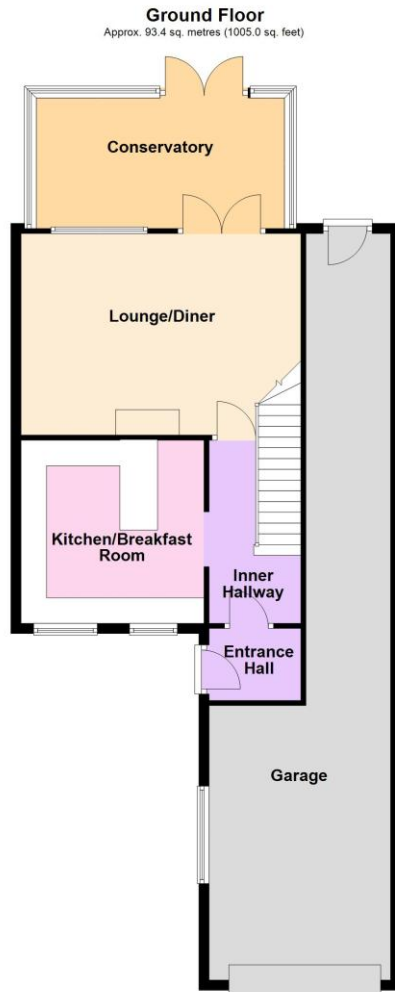
VIEWING STRICTLY BY APPOINTMENT

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

MJD/SW/03.25







Total area: approx. 134.9 sq. metres (1452.0 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

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