



33 Cavalier Close, Dibden SO45 5TU

£295,000

paul jeffreys



A MODERN 2 BED SEMI-DETACHED HOUSE
WITHIN SHORT WALK OF LOCAL LEISURE CENTRE &
SUPERMARKET

With driveway with ample parking and carport
Smooth plastered ceilings throughout, gas central heating,
double glazing, attractive gardens

ACCOMMODATION

Entrance porch, lounge, kitchen, conservatory,
2 bedrooms, bathroom

ENTRANCE PORCH UPVC glazed front door, glazed side
panel, wooden door to:

LOUNGE c.5.31m x 3.95m (17'5" x 13'). TV point,
radiator, front aspect window, door to:

KITCHEN c.3.95m x 2.75m (13' x 9'). Range of base
units with cupboards and drawers, space for appliances,
worktops, 1.5 bowl sink unit, tiled splashbacks, range of
wall cupboards, stainless steel extractor fan, recessed
downlighters, radiator, rear aspect window, UPVC glazed
door to:

CONSERVATORY c.3.57m x 2.94m (11'9" x 9'8"). UPVC
construction, fan, UPVC glazed double doors to rear.

LANDING Hatch to loft space with pull down ladder, door
to:

BEDROOM 1 c.3.95m x 2.90m (13' x 9'6"). Radiator, TV
point, front aspect window.

BEDROOM 2 c.3.95m x 2.77m (13' x 9'1"). Radiator, airing
cupboard housing 'Atag' combination boiler, rear aspect
window.

BATHROOM WC, pedestal wash hand basin, panelled bath
with glazed panel and 'Mira Digital' shower, tiled flooring,
fully tiled walls, extractor fan, side aspect window.

OUTSIDE

FRONT GARDEN Small laid to lawn area with shingle,
concrete driveway with space for two cars, leading to
further space under carport, which leads to:

REAR GARDEN Mainly laid to lawn with shingle path down
the centre leading to garden shed, shingled area, mature
shrubbery.



COUNCIL TAX BAND 'B' – payable 2025/26 - £1,821.03.

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS 77.5 sq. metres (834.1 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 onto Langdown Lawn and on reaching the Whitewater Rise roundabout, turn right into Upper Mullins Lane. Continue past the school playing fields on the left and continue until you reach Dibden, around one mile. Turn left into Cumberland Way and 2nd right into Cavalier Close, where the property will be seen on the right 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

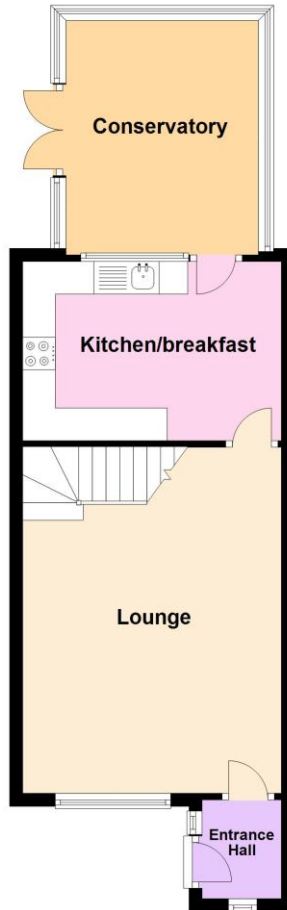
MJD/HC/05.25





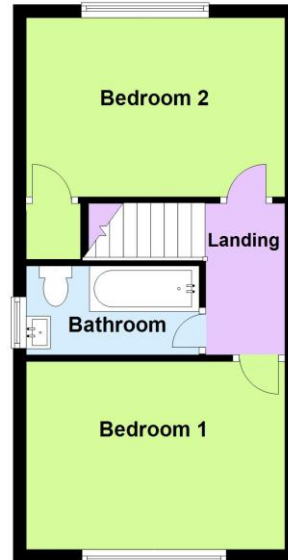
Ground Floor

Approx. 45.2 sq. metres (486.3 sq. feet)



First Floor

Approx. 32.3 sq. metres (347.9 sq. feet)



Total area: approx. 77.5 sq. metres (834.1 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.

independent estate agents

023 8084 8555

sales@pauljeffreys.co.uk

pauljeffreys.co.uk

zoopla.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