



3 Lammas Road, Hythe, SO45 3HB

£275,000

paul jeffreys



3 Lammas Road, Hythe

A 3 BEDROOM MID TERRACED HOUSE IN A POPULAR LOCATION OF HYTHE WITH SCOPE TO MODERNISE.

Gas central heating, double glazing.

NO CHAIN.

ACCOMMODATION

Entrance porch, hall, lounge, dining room, kitchen, 3 bedrooms, bathroom, separate WC.

ENTRANCE PORCH UPVC glazed front door with glazed side panels, UPVC glazed door to:

INNER HALL Leading to stairway

LOUNGE c.5.56m x 2.97m narrowing to 2.31m (18'3" x 9'9" narrowing to 7'7"). Double radiator, telephone point, fireplace with brick surround, UPVC front aspect sliding double doors to garden.

DINING ROOM c.2.80m x 2.62m (9'2" x 8'7"). Double radiator, UPVC front aspect window, archway to:

KITCHEN c.3.15m x 2.34m narrowing to 2.06m (10'4" x 7'8" x 6'92). Range of base units with cupboards and drawers, space for cooker, worktops, part tiled splashbacks, stainless steel sink unit, range of wall cupboards, ladder cupboard with small rear window, shelving under stairs, rear aspect window, wooden door leading to side access, with plumbing for automatic washing machine, partly tiled walls, tiled flooring, wall cupboard and front and back UPVC doors.

LANDING Rear UPVC window, electric heater, hatch to loft space, airing cupboard with 'Vaillant' combination boiler

BEDROOM 1 c.4.75m narrowing to 3.73m x 2.80m (15'7" narrowing to 12'3" x 9'2"). Double radiator, cupboard over stairs, front aspect UPVC window.

BEDROOM 2 c.3.53m x 3.05m (11'7" x 10'). Radiator, cupboard over stairs, UPVC front aspect window.

BEDROOM 3 c.2.67m x 2.36m (8'9" x 7'9"). Radiator, rear aspect UPVC window.

BATHROOM Panelled bath, pedestal wash hand basin, 'Ivory' electric shower, partly tiled walls, UPVC rear aspect window.

SEPARATE WC WC, rear aspect UPVC window.

OUTSIDE

FRONT GARDEN Laid to shingle with path and a small surrounding wall.

REAR GARDEN Old brick built coal storage shed, wooden shed, part paved, laid to lawn, shrub beds with mature shrubbery.



COUNCIL TAX BAND 'C' – payable 2025/26 - £2,081.18

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 89.7 sq. metres (965.2 sq. feet) approx.

TENURE The agents are advised this property is FREEHOLD.

AGENT'S NOTE There is an annual fee of £70 payable to Butts Ash Residents Association for the upkeep of the communal areas on the estate.

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 and up onto Langdown Lawn, before the speed camera take the left into Deerleap Way which continues into Rosebery Avenue, continue for a short while and take the 4th turning left in Lammas Road and the property will be found on the left hand side.

VIEWING STRICTLY BY APPOINTMENT

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

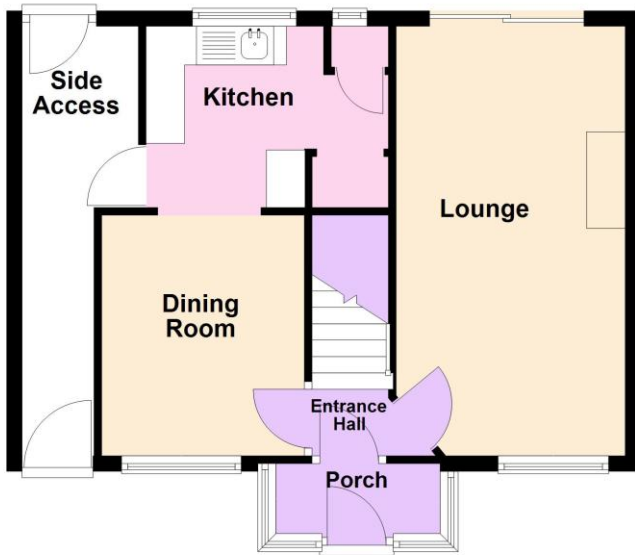
MJD/SW/07.25





Ground Floor

Approx. 45.6 sq. metres (491.0 sq. feet)



First Floor

Approx. 44.1 sq. metres (474.2 sq. feet)



Total area: approx. 89.7 sq. metres (965.2 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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