



7 Badgers Walk, Dibden Purlieu, SO45 4BU

£309,950

paul jeffreys



7 Badgers Walk, Dibden Purlieu

AN ATTRACTIVE 3 BED CHALET STYLE SEMI DETACHED HOUSE
IN A POPULAR AREA OF DIBDEN PURLIEU.

Gas central heating, double glazing.

NO CHAIN.

ACCOMMODATION

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

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

LOUNGE/DINER c.8.16m x 4.45m narrowing to 3.66m (26'9" x 14'7" narrowing to 12'). Brick fireplace with electric fire, radiator, TV point, understairs cupboard, UPVC glazed sliding doors to rear, door to:

KITCHEN c.3.43m x 2.54m (11'3" x 8'4"). Range of base units with cupboards and drawers, space for appliances, 'Zanussi' built in oven and 'Whirlpool' electric hob with extractor fan over, worktops, enamel one and half bowl sink unit, range of wall cupboards, fully tiled walls, rear aspect window, door to rear.

LANDING Radiator, hatch to loft space, storage cupboard, side aspect window, door to:

BEDROOM 1 c.4.04m x 2.54m (13'3" x 8'4"). Radiator, built in wardrobes and drawers, front aspect window.

BEDROOM 2 c.3.35m x 2.97m (11' x 9'9"). Radiator, built in wardrobes and drawers, TV point, rear aspect window.

BEDROOM 3 c.3.07m x 1.75m (10'1" x 5'9"). Radiator, overstairs cupboard, telephone point, front aspect window.

BATHROOM WC with concealed cistern, wash hand basin in vanity unit, panelled bath with 'Triton' electric shower over, glazed panel, fully tiled walls, vanity unit, tiled flooring, rear aspect window.

OUTSIDE

FRONT GARDEN Laid to lawn with shrub beds and mature shrubbery. Concrete driveway with ample parking leading to garage which is lacking up and over door and currently used as a workshop.

REAR GARDEN Patio, 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 sq. metres (958 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.

NOTE Property sale is subject to grant of probate, which is currently in at the probate office.

DIRECTIONS Leave Hythe via New Road continuing up onto Langdown Lawn. On reaching the roundabout turn left into Whitewater Rise, follow this round and take the first left into Badgers Walk and the property will be found half way up 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

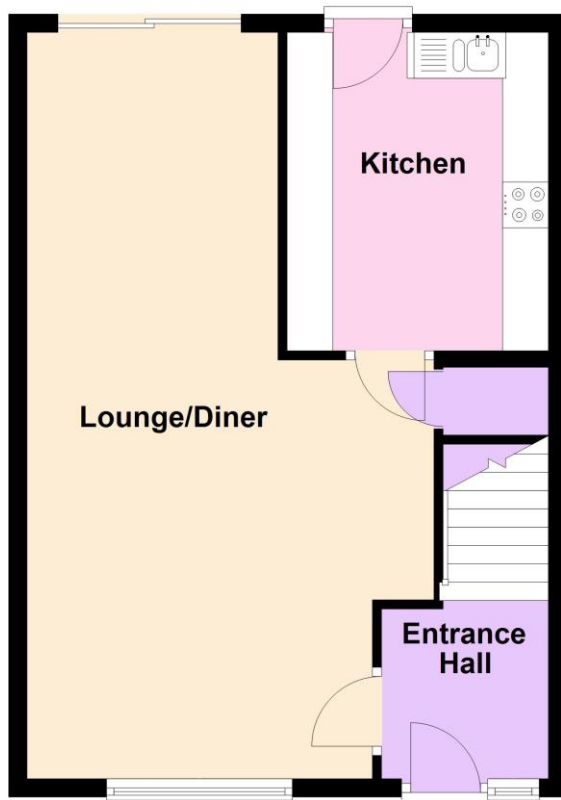
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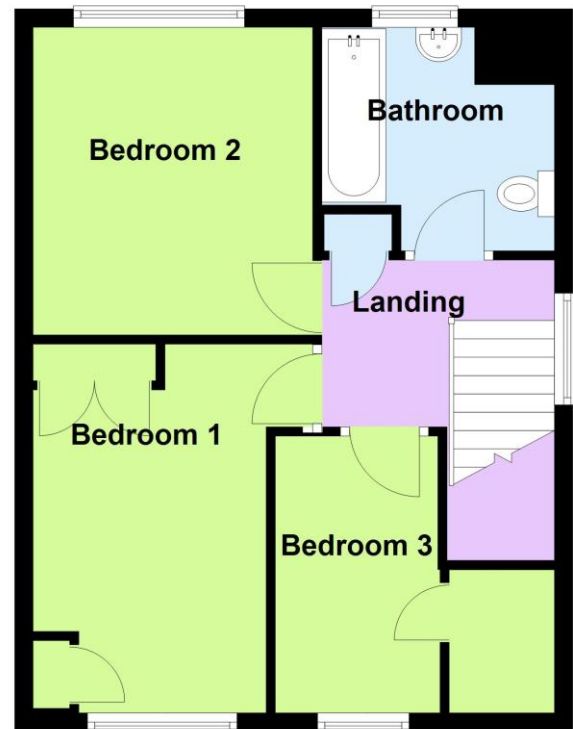
Ground Floor

Approx. 46.4 sq. metres (499.3 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.7 sq. feet)



Total area: approx. 89.0 sq. metres (958.0 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.

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