



26 Capella Gardens, Dibden, SO45 5UE

£295,000

paul jeffreys



## 26 Capella Gardens, Dibden

AN EXTENDED 2 BED SEMI DETACHED BUNGALOW IN A NICE AREA OF DIBDEN.

Driveway, recent installed gas boiler, double glazing, attractive garden, vendor suited.

### ACCOMMODATION

Entrance hall, inner hall, lounge, kitchen/diner, 2 bedrooms, ensuite, bathroom.

**ENTRANCE HALL** UPVC glazed front door, airing cupboard housing recently installed 'Glow-worm' gas boiler, door to:

**INNER HALL** Cupboard housing fuse box, radiator, hatch to loft space, door to:

**LOUNGE** c.4.88m x 3.15m (16' x 10'4"). TV point, artificial fire with surround, radiator, front aspect window.

**KITCHEN/DINER** c.5.51m x 3.76m (18'1" x 12'4"). Range of base units with cupboards and drawers, space for applicanes, built in 'Electrolux' oven and grill, electric hob with extractor fan over, worktops, stainless steel sink unit, tiled splashbacks, range of wall cupboards, radiator, UPVC double glazed doors to rear and glazed rear aspect.

**BEDROOM 1** c.5.36m x 2.97m (17'7" x 9'9"). Radiator, wardrobes, rear aspect window, door to:

**ENSUITE** WC, pedestal wash hand basin, shower cubicle with plumbed in shower over and glazed sliding door, chrome heated towel rail, recess downlighters.

**BEDROOM 2** c.2.49 x 2.39m (8'2" x 7'10"). Radiator, front aspect window.

**BATHROOM** Pedestal wash hand basin, WC, panelled bath with plumbed in shower over, chrome heated towel rail, tiled flooring, extractor fan, side aspect window.

### OUTSIDE

**FRONT** Driveway, shingled area with small picket fence.

**REAR** Patio area, area of astro turf, shrub beds with mature shrubbery, large garden shed.



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

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 75.8 sq. metres (815.8 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 Jones Lane turning right into Southampton Road, after some way turn left into Claypits Lane and on reaching the mini roundabout, turn left. Follow for a short while and take the 3<sup>rd</sup> right into Cumberland Way and take the 1<sup>st</sup> left into Capella Gardens and the property will be found on the right hand side.

VIEWING STRICTLY BY APPOINTMENT

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

MJD/SW/10.25





## Ground Floor

Approx. 75.8 sq. metres (815.8 sq. feet)



Total area: approx. 75.8 sq. metres (815.8 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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