



19 Michaels Way, Hythe, SO45 5ES

£219,950

paul jeffreys



19 Michaels Way, Hythe

A 2 DOUBLE BEDROOM GROUND FLOOR MAISONETTE WITHIN WALKING DISTANCE OF THE VILLAGE CENTRE.

Gas central heating, UPVC double glazed windows, in need of modernisation, garage. NO CHAIN.

ACCOMMODATION

Lobby, entrance hall, lounge, kitchen, 2 double bedrooms, bathroom.

LOBBY Half glazed UPVC door, tiled floor onto a glazed door which is going to the entrance hall.

ENTRANCE HALL Radiator, powerpoints, thermostat, 2 storage cupboards.

LOUNGE c.4.3m x 3.97m (14'2" x 13'). Front aspect window, large double radiator, electric fire with wood surround, TV point.

KITCHEN c.3.4m x 2.9m (11'1" x 9'3"). Range of beech effect units comprising acrylic one and half bowl sink unit, space for appliances below, cupboards below with range of base units with cupboards and drawers, worktops above, tiled splashbacks, further space and plumbing for washing machine, 'Belling' ceramic electric hob and 'Belling' electric oven, hob having 4 rings, 'Moffit' external vented extractor hood, range of wall units, space for a small breakfast table and a fridge freezer, rear aspect window, wood laminate floor and glazed panels on the walls.

BEDROOM 1 c.3.96m x 3.1m (12'11" x 10'2"). Rear aspect window, laminate wood effect floor, built in double wardrobe, double radiator and telephone point.

BEDROOM 2 c.3.98m x 2.9m (13' x 9'7"). Front aspect window and double radiator.

BATHROOM Part tiled shower surround, wood laminate effect flooring, pedestal wash hand basin, WC, panelled bath, 'Triton' electric shower,

radiator, towel rail, rear aspect window, part panelled walls, extractor fan, 2 shelves and medicine cabinet.

OUTSIDE

FRONT GARDEN Large lawned area, outside store with 'Atag' combination boiler and outside bin store.

REAR GARDEN Laid to lawn, fully enclosed, patio area, outside tap, pedestrian gate to Garage in block which adjoins the garden and therefore a pedestrian door could be installed to the garage.

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

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 65.6 sq. metres (705.9 sq. feet) approx.

TENURE The Agents are advised this property is LEASEHOLD, held on the residue of a 999 year lease, dated September 1965. Ground rent £10 per annum.

DIRECTIONS Leave Hythe via Southampton Road and at the Shell garage turn left and then right into Malwood Road West, going left up Malwood Road West you then turn the first right into Michaels Way and you will find the property just on the right hand side.

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

VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK
PMD/SW/12.25



Ground Floor

Approx. 65.6 sq. metres (705.9 sq. feet)



Total area: approx. 65.6 sq. metres (705.9 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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