



38 Hollybank Road, Hythe SO45 5FQ

£399,950

paul jeffreys





## 38 Hollybank Road, Hythe

### A 3 BED EXTENDED DETACHED BUNGALOW WITH A LOT OF POTENTIAL & WITHIN SHORT WALK OF HYTHE VILLAGE CENTRE

Gas central heating with recently installed boiler, double glazing, conservatory, driveway with ample parking. NO CHAIN.

#### ACCOMMODATION

Entrance hall, lounge, kitchen, dining room, conservatory, 3 bedrooms, shower room, cloakroom, loft space with potential for 2 further bedrooms

**ENTRANCE HALL** UPVC glazed front door, double door storage cupboard, door to:

**CLOAKROOM** WC, pedestal wash hand basin, side aspect window.

**KITCHEN** c.3.84m narrowing to x 2.26m x 3.79m narrowing to 1.98m (12'7" narrowing to 7'5" x 12'5" narrowing to 6'6"). Range of base units with cupboards and drawers, space for appliances, integrated dishwasher, built in electric hob with extractor fan over, integrated 'AEG' oven & grill, worktops, sink unit, tiled splashbacks, range of wall cupboards, radiator, rear and side aspect windows.

**DINING ROOM** c.3.18m x 2.77m (10'5" x 9'1"). Radiator, opening to:

**LOUNGE** c.4.45m x 4.02m (14'7" x 13'2"). Two radiators, electric fire, two small side aspect windows, sliding doors to:

**CONSERVATORY** c.2.95m x 2.26m (9'8" x 7'5"). Of UPVC construction with double doors to rear.

**INNER HALL** Storage cupboard, UPVC glazed door to side, radiator, door to:

**BEDROOM 1** c.3.53m x 3.5`1m (11'7" x 11'6"). Radiator, two double built in wardrobes, front aspect window.

**BEDROOM 2** c.4.12m x 3.50m (13'6" x 11'8"). Brick fireplace, front aspect window.

**BEDROOM 3** c.2.80m x 2.13m (9'2" x 7'). Side aspect window.

**SHOWER ROOM** Shower cubicle with glazed sliding doors with electric shower over, WC, pedestal wash hand basin, part tiled walls, chrome heated towel rail, side aspect window.

**ROOF SPACE WITH POTENTIAL FOR TWO FURTHER BEDROOMS**

#### OUTSIDE

**FRONT GARDEN** Concrete driveway with ample parking, shrub beds with mature shrubbery, side gate leading to:

**REAR GARDEN** Large garden shed and further smaller shed, patio, mainly laid to lawn with shrub beds and mature shrubbery.



COUNCIL TAX BAND 'D' – payable 2025/26 - £2,341.33.

EPC RATING 'bbc'.

GROSS SQUARE MEASUREMENTS Ground floor excluding loft rooms - 131.6 sq. metres (1,416.5 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.

AGENT'S NOTE Sale is subject to grant of probate.

DIRECTIONS Leave Hythe via Jones Lane and at the T turn left and immediately right into Hollybank Road and the property will be found just after the bend 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/12.25







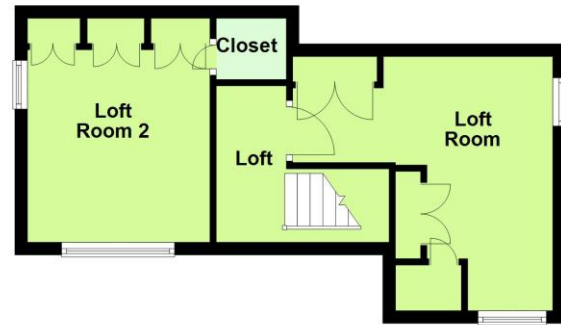
### Ground Floor

Approx. 101.8 sq. metres (1095.9 sq. feet)



### First Floor

Approx. 29.8 sq. metres (320.6 sq. feet)



Total area: approx. 131.6 sq. metres (1416.5 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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