



19 Holly Close, Hythe SO45 3PW

£275,000

paul jeffreys



## AN IMPROVED 3 BED MID-TERRACE HOUSE WITH DRIVEWAY

### WITH AMPLE PARKING

Gas central heating, double glazing, attractive garden

#### ACCOMMODATION

Entrance hall, kitchen, lounge, dining room,  
3 bedrooms, bathroom

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

**KITCHEN** c.3.66m x 3.56m (12' x 11'8"). Range of base units with cupboards and drawers, worktops, space for appliances, integrated dishwasher, oven/grill, induction hob with extractor fan over, tiled splashbacks, range of wall cupboards, tiled flooring, two front aspect windows.

**LOUNGE** c.5.39m x 3.79m (17'8" x 12'5"). TV point, fireplace with surround, rear aspect window, UPVC double doors to:

**DINING ROOM** c.4.42m x 2.95m (14'6" x 9'8"). Radiator, double doors to rear.

**LANDING** Airing cupboard, loft hatch, door to:

**BEDROOM 1** c.3.68m x 3.25m (12'1" x 10'8"). Space for wardrobe, radiator, rear aspect window.

**BEDROOM 2** c.3.20m x 2.87m (10'6" x 9'5"). Radiator, recessed wardrobe, wash hand basin, front aspect window.

**BEDROOM 3** c.2.77m x 2.29m (9'1" x 7'6"). Radiator, rear aspect window.



**BATHROOM** WC, wash hand basin in vanity unit, tiled bath with mixer taps and shower, chrome heated towel rail, corner shower cubicle with plumbed in shower with rain effect shower head over, tiled walls and floor, front aspect window.

#### OUTSIDE

**FRONT GARDEN** Concrete and shingle driveway with parking for three vehicles, with potential further parking where there is a fenced area.

**REAR GARDEN** Patio area, lawned area, shrub beds with mature shrubbery, summerhouse with power & light, garden shed.

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

EPC RATING 'tbc'.

GROSS SQUARE MEASUREMENTS 94.8 sq. metres 1,020.2 ( 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 New Road continuing up onto Langdown Lawn. Fork left into Fawley Road just before Hythe Hospital and continue along this road to the top of the hill, passing Butts Ash Lane and turning into 2<sup>nd</sup> right. Proceed to the T and turn left and first right into Cedar Road, follow for a short while and take 3<sup>rd</sup> left into Holly Close 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

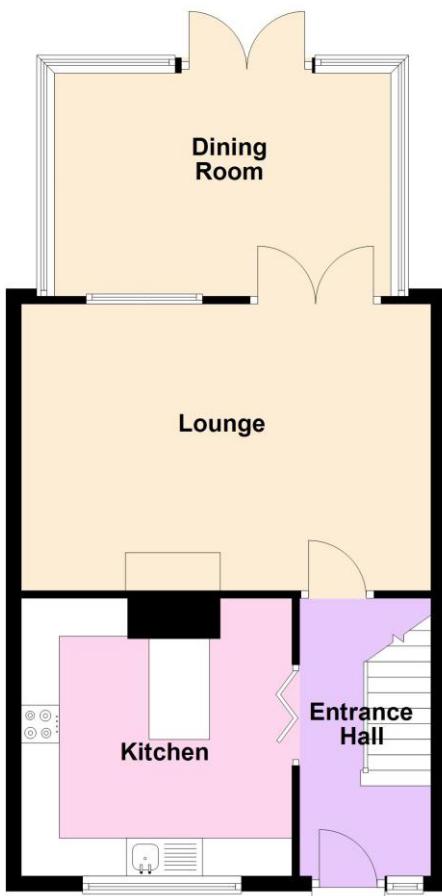
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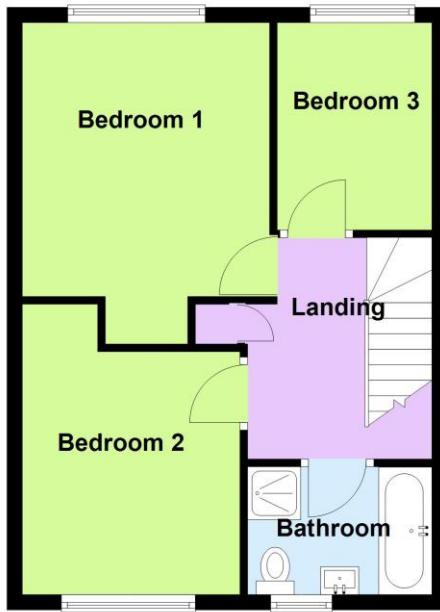
## Ground Floor

Approx. 54.1 sq. metres (582.6 sq. feet)



## First Floor

Approx. 40.7 sq. metres (437.6 sq. feet)



Total area: approx. 94.8 sq. metres (1020.2 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.

independent estate agents

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