



25 Alder Close, Dibden Purlieu SO45 5SJ

£242,500

paul jeffreys



A VERY ATTRACTIVE 2 BED QUADRANT HOUSE WITHIN A POPULAR LOCATION.

Gas Central Heating, Double Glazing, refitted kitchen, refitted shower room, driveway.

ACCOMMODATION

Entrance Hall, kitchen, lounge diner, conservatory, two bedrooms, bathroom.

ENTRANCE HALL Composite glazed front door, two storage cupboards, radiator, opening to:

KITCHEN c.2.21m x 1.65m (7'3" x 5'5"). Range of base units with cupboards and drawers, space for appliances, worktops, built in fridge, tiled splashbacks, stainless steel sink unit, range of wall cupboards, 'Worcester' Combi boiler and side aspect window.

LOUNGE/DINER c.4.17m x 3.53m (13'8" x 11'7"). Display fireplace, radiator, TV point, telephone point, double doors to:

CONSERVATORY c.2.95m x 2.90m (9'8" x 9'6"). UPVC construction with specialised insulated roof installed December 2024, 'Fischer' electric heater, UPVC glazed door to rear.

LANDING Hatch to loft space, radiator, door to:

BEDROOM 1 c.3.18m x 3.13m (10'5" x 10'3"). Radiator, built in cupboard, side aspect window.

BEDROOM 2 c.2.67m narrowing to 2.06m x 2.21m (8'9" narrowing to 6'9" x 7'3"). Radiator, two side aspect windows.

SHOWER ROOM WC with concealed cistern, wash hand basin in vanity unit, chrome heated towel rail, corner shower cubicle with plumbed in shower over, radiator, tiled flooring, front aspect window.

OUTSIDE

FRONT Block paved driveway with parking space and the middle space is guest parking. Mature shrubs and shrubbery, newly installed side gate leading to:

REAR Patio area, laid to lawn, shrub beds with shrubbery.

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

EPC RATING tbc

GROSS SQUARE MEASUREMENTS 51.9 sq. metres (558.8 sq. feet) approx.

TENURE The Agents are advised this property is FREEHOLD

DIRECTIONS Leave Hythe via New Road continuing up onto Langdown Lawn. On reaching the roundabout take the third exit into Upper Mullins Lane which leads through into Challenger Way, follow for a short while and take the left into Beechwood Way follow for a short while and take the second turning on the right into Alder Close and then take the first right into Alder Close continued and it will be found as the first property 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

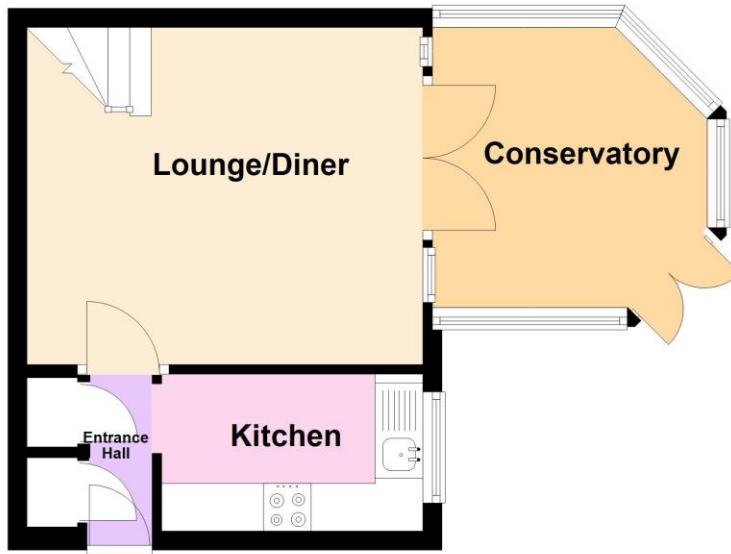
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

MJD/BG/01.26



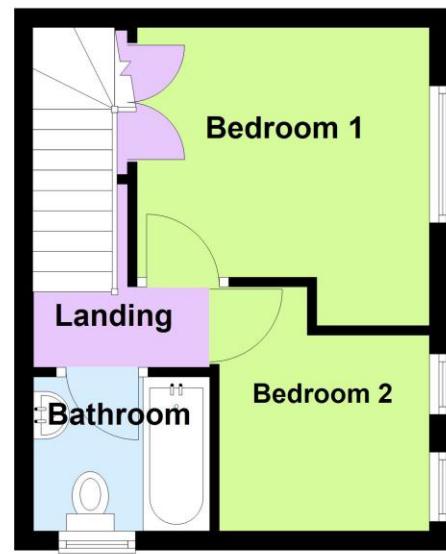
Ground Floor

Approx. 29.9 sq. metres (322.3 sq. feet)



First Floor

Approx. 22.0 sq. metres (236.5 sq. feet)



Total area: approx. 51.9 sq. metres (558.8 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

023 8084 8555

sales@pauljeffreys.co.uk
pauljeffreys.co.uk

[Zoopla.co.uk](http://zoopla.co.uk)

 rightmove.co.uk
The UK's number one property website

paul jeffreys

Sales | lettings | land

Open 7 Days

 Paul Jeffreys Estate Agents

 @pauljeffreys92