



44 Kensington Fields, Dibden Purlieu SO45 5RX

£264,950

paul jeffreys



44 Kensington Fields, Dibden Purlieu

AN IMPROVED 2 BEDROOM MID-TERRACE HOUSE WITH
REFITTED KITCHEN/DINER & BATHROOM
UPVC double glazing, gas central heating with replacement
boiler, 2 allocated parking spaces

ACCOMMODATION

Entrance lobby, lounge, kitchen/diner, 2 bedrooms, bathroom

ENTRANCE LOBBY With replacement part glazed front door, wood laminate flooring, further door to:

LOUNGE c.4.35m x 3.70m (14'3" x 12'1" max. measurements inc. staircase & understairs cupboard). Front aspect window, wood laminate flooring, double radiator, stairs with cupboard below, Bioethonol fire, door to:

KITCHEN/DINER c.3.70m x 2.96m to 2.69m (12'1" x 9'8" to 8'10"). Refitted with cream Shaker style units comprising inset single drainer stainless sink unit with one cupboard and space & plumbing for automatic washing machine, adjoining worktop with plumbing for dishwasher, base units with cupboards & drawers with worktops above and tiled splashbacks, range of wall cupboards, stainless steel gas hob with stainless steel hood over and 'Bosch' electric oven below tile effect laminate flooring, radiator, smooth plastered ceiling, recessed downlighters, two rear aspect windows, half glazed door leading to rear garden.

LANDING Hatch to loft space, airing cupboard with lagged tank & 'Atag' gas fire boiler.

BEDROOM 1 c.3.70m x 2.68m (12'1" x 8'9"). Rear aspect window, radiator, built in single cupboard, wood laminate flooring.

BEDROOM 2 c.3.70m x 1.93m to 1.70m (12'1" x 6'4" to 5'7"). Front aspect window, wood laminate flooring, radiator.

BATHROOM Modern white suite comprising panelled bath with mixer taps and 'Mira' shower over & shower screen, near fully tiled surround, wash hand basin in vanity unit, WC with concealed cistern, extractor fan, chrome heated towel rail, smooth plastered ceiling, shaver socket.

OUTSIDE FRONT GARDEN: Open plan with shingle area and short path to front door. **REAR GARDEN:** Paved patio leading to shingle area, timber shed, outside tap, rear gate leading onto woodland at rear. The rear garden is fully enclosed with fencing.

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

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 55.7 sq. metres (599.5 sq. feet) approx.

TENURE The Agents are advised this property is FREEHOLD

DIRECTIONS Leave Hythe via New Road and Langdown Lawn. After passing the hospital on the left, turn right at the roundabout into Upper Mullins Lane. Continue along, passing the fields on the right hand side and take 2nd turning right into Kensington Fields, bend round to the left and the property will be found set back 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

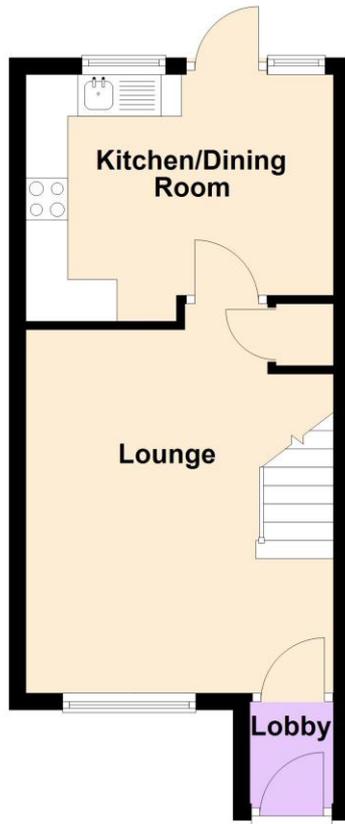
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

PMD/HC/02.26



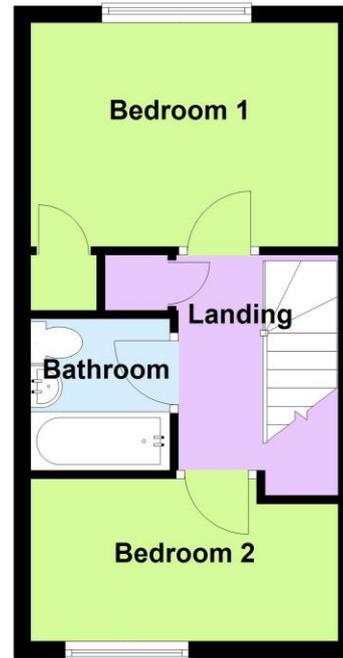
Ground Floor

Approx. 28.5 sq. metres (306.8 sq. feet)



First Floor

Approx. 27.2 sq. metres (292.6 sq. feet)



Total area: approx. 55.7 sq. metres (599.5 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.

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