



36 Ladycross Road, Hythe, SO45 3JX

£319,950

paul jeffreys



36 Ladycross Road, Hythe

AN EXTENDED 3 BEDROOM SEMI DETACHED HOUSE WITH OFF ROAD PARKING AND CAR PORT FOR 2 CARS AND LARGE GARDEN.

Gas central heating, UPVC double glazed windows and doors.

ACCOMMODATION

Entrance porch, hall, lounge/diner, breakfast room, conservatory, kitchen, 3 bedrooms, bathroom.

ENTRANCE PORCH UPVC double glazed construction with glazed front door, further glazed door to:

ENTRANCE HALL Staircase with small cupboard below, side aspect window, wood laminate flooring, double radiator.

LOUNGE/DINER

LOUNGE AREA c.3.98m x 3.03m (13' x 9'11"). Small radiator, front aspect window, stone fireplace, sliding door to hall, open access to:

DINING AREA c.3.46m x 3.30m (11'4" x 10'10"). Radiator, sliding patio door leading to:

CONSERVATORY c.3.26m x 2.57m (10'8" x 8'5"). Of UPVC double glazed construction with tiled floor with sliding patio door to rear garden.

BREAKFAST ROOM c.3.29m x 2.33m (10'9 x 7'8"). Understairs storage cupboard with no door, rear aspect window, gas wall heater (we cannot confirm whether this is working or not), open access to:

KITCHEN c.2.90m x 2.71m (9'6" x 8'11"). Comprising white enamel single drainer sink unit with cupboards and drawers below, base units with cupboards and drawers with worktops

above and tiled splashbacks, space and plumbing for automatic washing machine and space for tumble dryer, range of wall cupboards, tiled floor, front and rear aspect windows, half glazed door leading to rear garden.

LANDING Two side aspect windows, hatch to loft space.

BEDROOM 1 c.4.01m x 3.29m (13'2" x 10'9"). (maximum measurements as room is 'L' shaped and includes the built in wardrobes). Rear aspect window, radiator, full width wardrobes with mirrored sliding doors, airing cupboard with 'Vaillant' gas fired boiler and lagged tank and immersion.

BEDROOM 2 c.3.03m x 2.97m (9'11" x 9'9"). Front aspect window, radiator.

BEDROOM 3 c.2.85m x 2.09m (9'4" x 6'10"). Front aspect window, radiator, cupboard recess.

BATHROOM White suite comprising panelled bath with fully tiled surround with 'Bristan' shower, wash hand basin, WC, double radiator, rear and side aspect windows.

OUTSIDE

FRONT GARDEN: Lawned area with flower and shrub beds, picket fence to front boundary, driveway with parking for 2 cars including car port. Side pedestrian access to the

REAR GARDEN: which is approximately 18.29m (60ft) in depth with paved patio, lawned area, flower and shrub beds, 2 timber sheds.



COUNCIL TAX BAND 'C' – payable 2025/26 - £2,081.18

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 94.2 sq. metres
(1013.8 sq. feet) approx.

TENURE The agents are advised this property is FREEHOLD.

AGENTS NOTE The property has solar panels on the roof and we are informed by the vendors that these are leased.

AGENTS NOTE The sale of the property is subject to the granting of probate.

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. After a short way turn left into Dearleap Way and Ladycross Road will be found as the 4th turning on the right hand side. No. 36 will be found some way along on the right hand side.

VIEWING STRICTLY BY APPOINTMENT

OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

PMD/SW/03.26





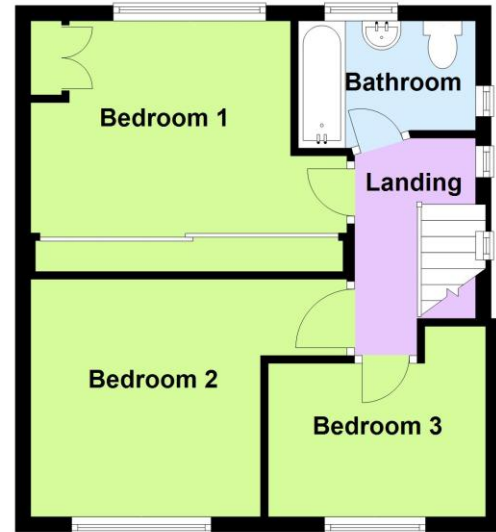
Ground Floor

Approx. 56.8 sq. metres (611.0 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.8 sq. feet)



Total area: approx. 94.2 sq. metres (1013.8 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.

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