



Overdene, 11 Nash Road,  
Dibden Purlieu

paul jeffreys

# 11 Nash Road

Dibden Purlieu | SO45 4RR

Southampton – 15 miles, Lymington – 8 miles, M27 – 14 miles, Hythe Village – 4 miles  
(distances are approximate)

An attractive 2/3 bedroom detached bungalow in a desirable area of Dibden Purlieu  
**NO CHAIN**

£429,950

Within short walk of catchment for Orchard and Noadswood Schools, short walk of Dibden Purlieu village centre, driveway with ample parking, attractive gardens, gas central heating, double glazing

## ACCOMMODATION

Entrance hall, lounge, kitchen, 3 bedrooms, bathroom

**ENTRANCE HALL** UPVC glazed front door with UPVC glazed side panel, radiator, hatch to part boarded loft space with pull down ladder, cupboard space, door to:

**LOUNGE** c.3.71m x 3.66m (12'2" x 12'). Radiator, gas fire with brick surround, front & side aspect windows.

**KITCHEN** c.3.58m x 3.35m (11'9" x 11'). Range of base units with cupboards and drawers, space for appliances, worktops, 1.5 bowl stainless steel sink unit, tiled splashbacks, range of wall cupboards, recently installed 'Vaillant' combination boiler, pantry with electric meter, rear aspect window, UPVC glazed door to side.

**BEDROOM 1** c.3.66m x 3.66m (12' x 12'). Radiator, front aspect window.

**BEDROOM 2** c.3.35m x 3.35m (11' x 11'). Radiator, rear & side aspect windows.

**BEDROOM 3/DINING ROOM** c.3.66m x 2.29m (12' x 7'6"). Radiator, side aspect window.

**BATHROOM** WC, pedestal wash hand basin, panelled bath with mixer taps and glazed sliding doors, tiled walls, radiator, rear aspect window.

## OUTSIDE

**FRONT GARDEN:** Long resin driveway with ample parking with brick wall surround to garden, laid to lawn with shrub beds with attractive mature shrubbery, carport leading to door to rear.

**REAR GARDEN:** Laid to lawn with shrub beds with mature bushes, vegetable patch, two garden sheds, greenhouse, patio area, large hedge.



COUNCIL TAX BAND 'D' – payable 2026/27 - £2,455.14.

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 77.3 sq. metres (832.5 sq. feet) approx.

TENURE 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.

AGENT'S NOTE The side of the large shed is corrugated asbestos.

NOTE FLOOR PLAN IS FOR GUIDANCE ONLY.

VIEWING STRICTLY BY APPOINTMENT

OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 2.00pm

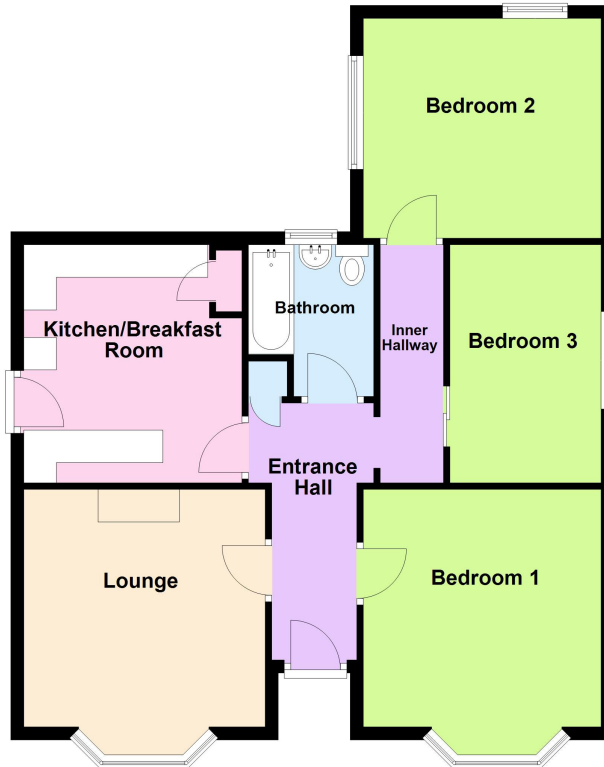
MJD/HC/05.26



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.

### Ground Floor

Approx. 77.3 sq. metres (832.5 sq. feet)



Total area: approx. 77.3 sq. metres (832.5 sq. feet)



**DIRECTIONS:** Leave Hythe via New Road continuing up onto Langdown Lawn, crossing over the Whitewater Rise roundabout and proceed to the centre of Dibden Purlieu village. Turn right into North Road and Nash Road will be found as the last turning on the left hand side and the property will be found on the right hand side.

**paul jeffreys**

10 The Marsh, Hythe, Southampton, SO46 6AL

023 8084 8555

sales@pauljeffreys.co.uk



**pauljeffreys.co.uk**