



5 Corinna Gardens, Dibden SO45 5UB

£225,000

paul jeffreys



## 5 Corinna Gardens, Dibden

A ONE BEDROOM HOUSE  
WITH DIRECT ACCESS TO PRIVATE REAR GARDEN  
Gas central heating, UPVC double glazed windows,  
one allocated parking space

ACCOMMODATION  
Entrance hall, lounge, kitchen, bedroom, bathroom

ENTRANCE HALL Part glazed front door, small window, radiator, telephone point, staircase.

LOUNGE c.3.63m x 3.18m (11'11" x 10'5"). UPVC sliding patio door to rear garden, wood laminate flooring, radiator, understairs cupboard.

KITCHEN c.2.19m x 1.77m (7'2" x 5'10"). Comprising inset single drainer sink unit with one cupboard below and space & plumbing for automatic washing machine, range of base units with cupboards & drawers with worktops above and tiled splashbacks, range of wall cupboards, space for fridge/freezer, spotlights, rear aspect window.

LANDING Large walk-in storage cupboard, hatch to loft space.

BEDROOM c.3.49m x 2.66m (11'5" x 8'8" measurements excl. built in cupboards). Rear aspect window, radiator, wood laminate flooring, storage cupboard housing 'Baxi' gas fired boiler and further built in storage cupboard.

BATHROOM White suite comprising panelled bath with fully tiled surround with 'Triton' shower, pedestal wash hand basin, WC, chrome heated towel rail, extractor fan, rear aspect window.

OUTSIDE FRONT: There is no actual front garden, but there is one allocated parking space, which is immediately in front of the front door. Private gate giving access to REAR GARDEN: paved patio, outside tap, small brick planters, leading to lawned area, large base at rear of garden ideal for shed/greenhouse etc.

COUNCIL TAX BAND 'B' - payable 2026/27 - £1,909.55.

EPC RATING 'C'.

GROSS SQUARE MEASUREMENTS 44.2 sq. metres (475.5 sq. feet) approx.

TENURE The Agents are advised this property is FREEHOLD

DIRECTIONS Leave Hythe via Jones Lane and on reaching the junction with Southampton Road, turn right and continue along Southampton Road, taking 3<sup>rd</sup> turning left into Claypits Lane. On reaching the roundabout, turn left and then 2<sup>nd</sup> turning left into Corinna Gardens and the property will be found up on the left hand side, indicated by our For Sale board.

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

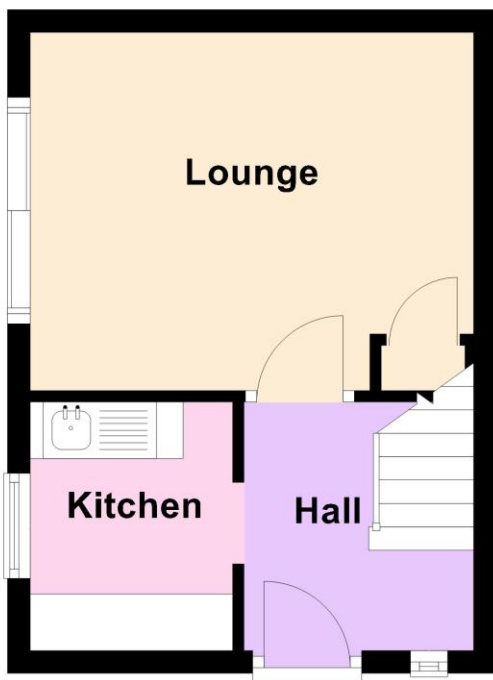
VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK

PMD/HC/05.26



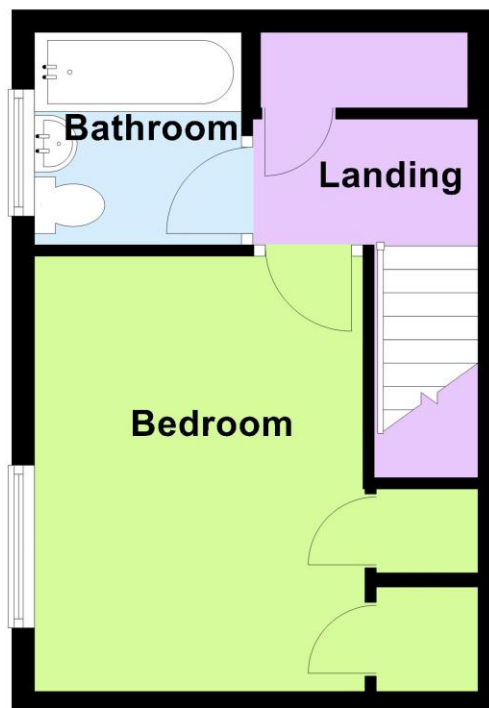
## Ground Floor

Approx. 21.4 sq. metres (230.1 sq. feet)



## First Floor

Approx. 22.8 sq. metres (245.3 sq. feet)



Total area: approx. 44.2 sq. metres (475.5 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.

independent estate agents

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