



94 Rosebery Avenue, Hythe SO45 3GZ

£329,950

paul jeffreys



## 94 Rosebery Avenue, Hythe

AN IMPROVED 3 BEDROOM SEMI DETACHED HOUSE WITH OFF ROAD PARKING, BACKING ONTO WOODED AREA.

Refitted kitchen and bathroom, gas central heating, UPVC double glazed windows and doors, conservatory.

### ACCOMMODATION

Entrance hall, lounge, kitchen/diner, conservatory, utility, ground floor toilet, 3 bedrooms, bathroom.

**ENTRANCE HALL** Part glazed UPVC front door, wood laminate flooring, radiator, staircase.

**LOUNGE** c.4.04m x 3.64m (13'3" x 11'11"). Front aspect bay window, double radiator, fireplace with marble effect surround and mantle.

**KITCHEN/DINER** c.5.74m x 2.70m (18'10" x 8'10"). Having been refitted, comprising enamel one and half bowl single drainer sink unit with cupboards below and integrated 'AEG' dishwasher. Wall cupboard housing 'Atag' gas fired combination boiler. Base units with cupboards and drawers with worktops above and tiled splashbacks, wall cupboards, 'Zanussi' stainless steel gas hob with cooker hood above, 'Zanussi' electric oven below, double radiator, wood laminate flooring, space for table, one larder cupboard, one storage cupboard, part glazed door to lobby and open access to:

**CONSERVATORY** c.2.53m x 2.32 (8'3" x 7'7"). Of part brick cavity construction with UPVC double glazed windows and sliding patio door leading to rear garden.

**LOBBY** With part glazed doors to front and rear of property, tiled floor, storage cupboard, doors to:

**UTILITY ROOM** c.2.19m x 1.34m (7'2" x 4'4"). Plumbing for automatic washing machine, rear aspect window. NOTE: this is of part single skin construction.

**WC** WC, part tiled walls.

**LANDING** Side aspect window, hatch to loft space with drop down ladder.

**BEDROOM 1** c.4.02m x 3.38m (13'2" x 11'1"). Front aspect window, radiator, built in double wardrobes.

**BEDROOM 2** c.3.65m x 2.73m (11'11" x 8'11"). Rear aspect window, radiator.

**BEDROOM 3** c.2.81m x 2.24m (9'2" x 7'4"). Front aspect window, radiator (measurements include stairwell box, therefore max measurement).

**BATHROOM** Having been refitted with white suite comprising panelled bath with mixer taps and plumbed in shower with rain shower head, wash hand basin in vanity unit, WC, fully tiled walls, wood laminate flooring, chrome heated towel rail, extractor fan, rear aspect window.

### OUTSIDE

**FRONT GARDEN** Of openplan design being laid to lawn, with flower beds and one block paved parking space. There is the potential to create further parking on the lawn.

**REAR GARDEN** Decked area to the immediate area of the property, leading to lawned area, flower beds, 2 shed bases. The rear garden backs on to a wooded area.



COUNCIL TAX BAND 'C' – payable 2026/27 - £2,182.35

EPC RATING 'D'

GROSS SQUARE MEASUREMENTS 97.4 sq. metres (1,048.8 sq. feet) approx.

TENURE The agents are advised this property is FREEHOLD.

AGENTS NOTE There is an annual payment of approximately £80 payable to Butts Ash Wood Residence Association. This goes towards the upkeep of the communal grassed areas on the development.

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 Deerleap Way. Proceed to the bottom and then bare to the right into Rosebery Avenue and after approximately 200m, number 94 will be found on the left hand side indicated by our For Sale board.

VIEWING STRICTLY BY APPOINTMENT

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

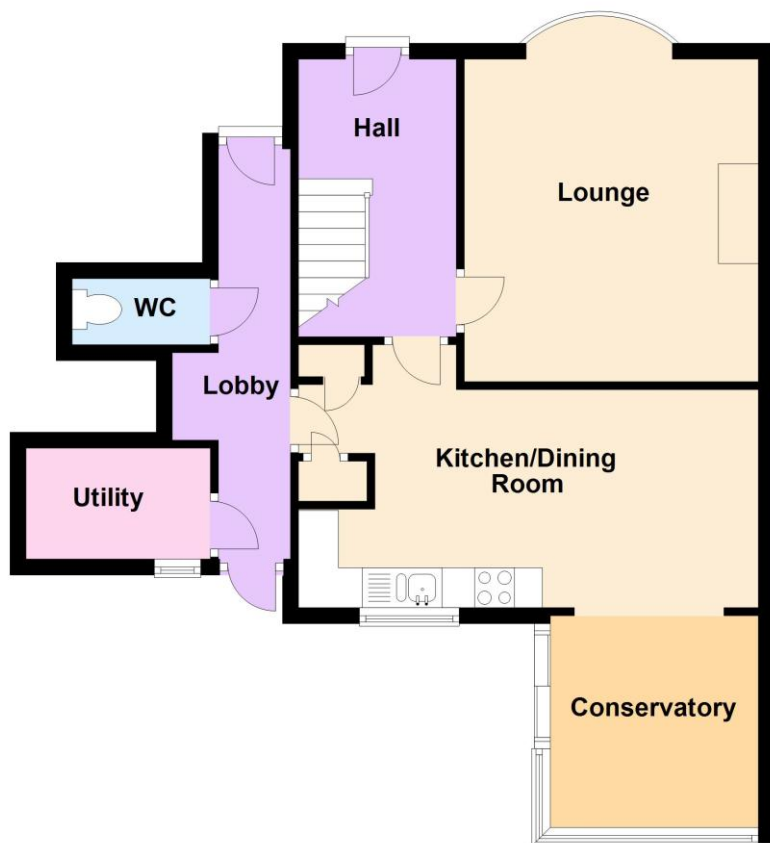
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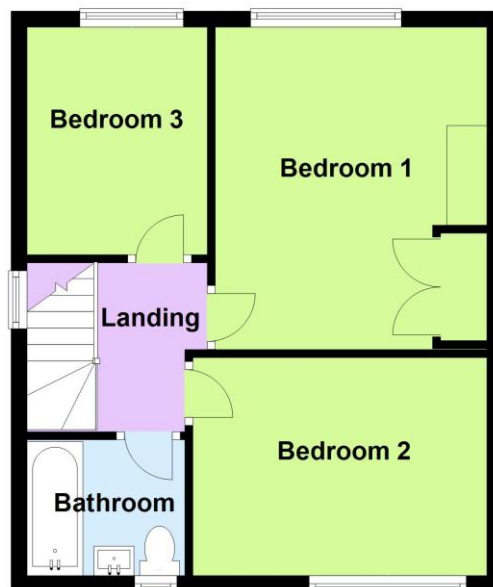
## Ground Floor

Approx. 57.8 sq. metres (622.5 sq. feet)



## First Floor

Approx. 39.6 sq. metres (426.3 sq. feet)



Total area: approx. 97.4 sq. metres (1048.8 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

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