



23 Vaughan Road, Dibden, SO45 5UL

£289,950

paul jeffreys



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AN EXTREMELY WELL PRESENTED 2 BEDROOM END OF TERRACE HOUSE WITH REFITTED KITCHEN AND BATHROOM.

Gas central heating, UPVC double glazed windows and doors, smooth plastered ceilings throughout, 3 allocated parking spaces.

ACCOMMODATION

Entrance hall, kitchen, lounge, 2 bedrooms, bathroom.

ENTRANCE HALL UPVC part glazed front door, wood laminate flooring, double radiator, staircase with small cupboard below.

LOUNGE c.4.21m x 3.94m (13'10" x 12'11"). Wood laminate flooring, built in cupboard, radiator with cover, rear aspect window and glazed door leading to rear garden.

KITCHEN c.2.65m x 2.11m (8'8" x 6'11"). Fitted with range of white gloss units comprising inset stainless single drainer sink unit with cupboards below and adjoining worktop with plumbing for automatic washing machine. Range of base units with cupboards and drawers and worktops above and tiled splashbacks, range of wall cupboards, 'Lamona' stainless steel gas hob with extractor hood over, electric oven below, space for fridge/freezer, wood laminate flooring, spotlights, front aspect window.

LANDING Hatch to loft space with drop down ladder, electric light. The loft also houses the 'Vaillant' gas fired combination boiler which we understand was installed in 2018.

BEDROOM 1 c.3.44m x 2.93m (11'3" x 9'7" measurements exclude the 2 built in cupboards so this is a minimum measurement). 2 built in cupboards, radiator, 2 front aspect windows.

BEDROOM 2 c.3.44m x 2.37m to 2.07m (11'4" x 7'9" to 6'9"). Wood laminate flooring, radiator, rear aspect window.

BATHROOM Having been refitted with white suite comprising shower bath with curved shower screen and 'Tritan T80' shower, fully tiled surround, wash hand basin in vanity unit, WC, part tiling to walls, tiled floor, chrome heated towel rail, rear aspect window.

OUTSIDE

FRONT GARDEN Of open plan design with 1 parking space. Small gravel area, pedestrian access via gate leading to the

REAR GARDEN with 2 paved patios, lawned area, space for shed, 2 further allocated parking spaces situated close by.

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

EPC RATING 'D'.

GROSS SQUARE MEASUREMENTS 54.9 sq. metres (591.2 sq. feet) approx.

TENURE The Agents are advised this property is FREEHOLD

DIRECTIONS Leave Hythe via Jones Lane turning right onto Southampton Road. After some way take the third turning on the left hand side into Claypits Lane and on reaching the mini roundabout, proceed across and Vaughan Road will be found as the second turning on the right hand side and the property will be located down 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.

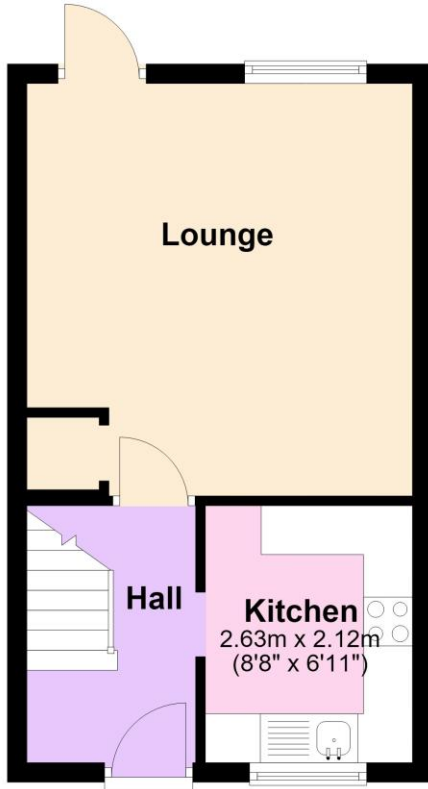
NOTE FLOOR PLAN IS FOR GUIDANCE ONLY

VIEWING STRICTLY BY APPOINTMENT – OPEN 7 DAYS A WEEK



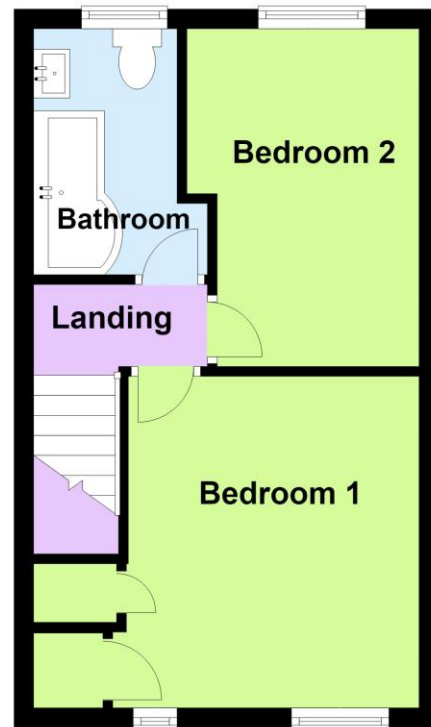
Ground Floor

Approx. 27.5 sq. metres (295.6 sq. feet)



First Floor

Approx. 27.5 sq. metres (295.6 sq. feet)



Total area: approx. 54.9 sq. metres (591.2 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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