

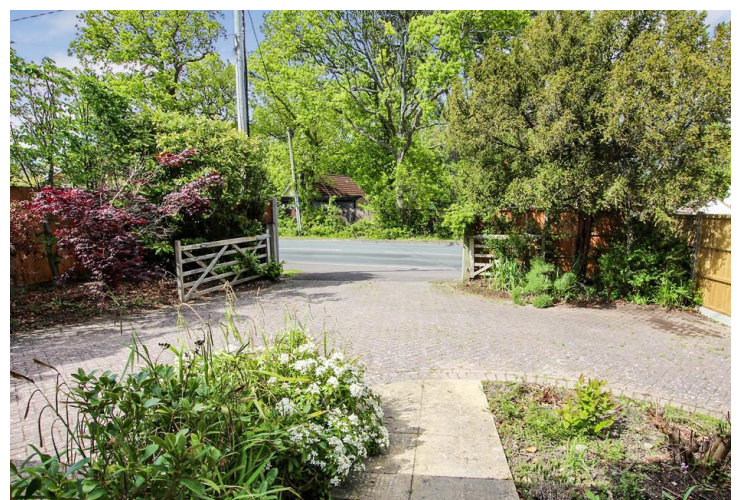


## Avalon, Southampton Road,

Hythe, Southampton SO45 5AB

Asking Price Of - £465,000

EPC Rating 72C



- Detached House – Short Walk To Hythe Village In Non Estate Location
- Three Double Bedrooms. En-Suite To Master, Cloakroom And Bathroom
- Gated Multi Parking Driveway. 19' x 9'9" Garage. Private Rear Garden
- 16' x 14' Dual Aspect Lounge. Separate Dining Room. Kitchen Breakfast Room

## Southampton Road



### GATED MULTI PARKING DRIVE

Double opening gates lead to the multiple parking driveway and to the garage. There is side access on both sides of the house to the rear garden.

### GARAGE

19' 8" x 9' 9" (5.99m x 2.97m)

Up and over garage door. Double glazed door to the side path. Power and lighting.

### RECEPTION HALLWAY

uPVC double glazed front door. Radiator. Telephone point. Wood design flooring. Return staircase to the first floor with under stairs storage cupboard. Doors to cloakroom wc, kitchen and lounge.

### CLOAKROOM WC

Double glazed window. Two piece modern white suite comprising a push button flush wc and wash hand basin. Radiator.





#### KITCHEN BREAKFAST ROOM

14' 0" x 8' 3" (4.27m x 2.51m)

Front aspect double glazed window and matching door to the side path. Comprising a stainless steel single drainer bowl and half sink unit with chrome mixer tap and cupboard under. Further range of wall and base level, soft closing, cupboard and drawer units with roll top work surfaces, under unit lighting and tiled surrounds. Integrated appliances include: gas hob with cooker hood over, Bosch eye level double oven, Bosch dishwasher, fridge, freezer, washing machine and tumble dryer. Cupboard housing boiler. Recessed down lights. Tiled flooring.



#### LOUNGE

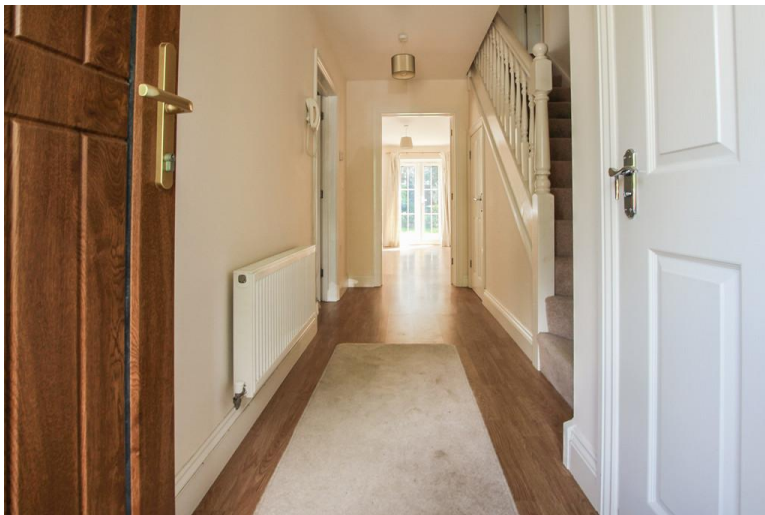
16' 0" x 14' 7" (4.88m x 4.44m)

Dual aspect light and airy room with two double glazed windows to side and rear plus matching French doors to the garden. Wood design flooring. Two radiators. There is an external chimney breast and therefore provision to have a fireplace or wood burner installed – subject to profession advice. TV and telephone points. Doors to the lounge and reception hallway.

#### DINING ROOM

12' 3" x 10' 3" (3.73m x 3.12m)

Double glazed French doors to the rear garden. Radiator. Wood design flooring. Door to the lounge.



#### FIRST FLOOR LANDING

Access to the loft space. Doors to all rooms and airing cupboard housing hot water tank.

#### MASTER BEDROOM

16' 0" x 11' 8" (4.88m x 3.56m)

Two rear aspect double glazed windows. Fitted four door wardrobe with matching bedside cabinets. Two radiators. TV and telephone points. Wood design flooring. Door to:

#### EN-SUITE SHOWER ROOM

9' 7" x 5' 3" (2.92m x 1.6m)

Double glazed Velux style window. Three piece modern white suite comprising tiled shower cubicle with chrome shower fittings, wash hand basin with chrome mixer tap and push button flush wc. Extractor fan. Shaver point. Chrome heated towel rail. Tiled flooring.

#### DOUBLE BEDROOM

16' 2" x 10' 8" (4.93m x 3.25m)

Two front aspect double glazed windows. Radiator. Fitted twin door wardrobe. Fitted up and over storage cupboards, wardrobes and bedside cabinets. Wood design flooring.





#### DOUBLE BEDROOM

14' 0" x 9' 7" (4.27m x 2.92m)

Front aspect double glazed window. Radiator. Wood design flooring.

#### FAMILY BATHROOM

9' 0" x 6' 3" (2.74m x 1.91m)

Double window. Three piece modern white suite comprising panel enclosed shower bath with chrome shower fittings and shower screen, wash hand basin with chrome mixer tap and push button flush wc. Extractor fan. Shaver point. Chrome heated towel rail. Tiled flooring.

#### REAR GARDEN

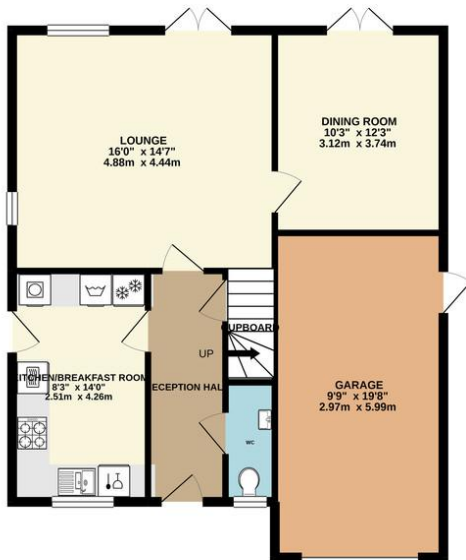
The rear garden enjoys a pleasant and private aspect with mature foliage to the rear and enclosed by wood panel fencing. It is laid mainly to lawn with patio area and side access to the front of the house on both sides plus door to the garage. There is outside lighting and water tap.

#### ADDITIONAL INFORMATION

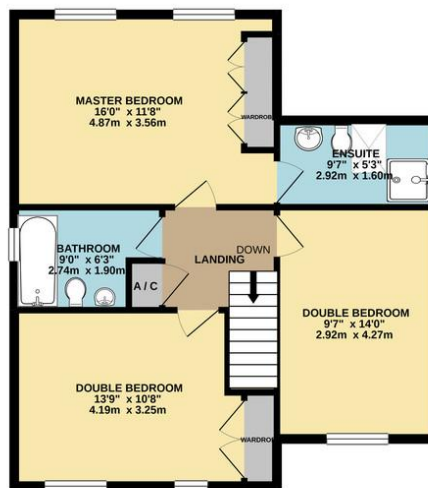
NFDC Council Tax Band is D. The property is vacant and has no onward chain. The current owner has lived in the house from new in 2006.



GROUND FLOOR  
783 sq.ft. (72.7 sq.m.) approx.



1ST FLOOR  
641 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA: 1423 sq.ft. (132.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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