



15 Fern Road
Hythe, Southampton

- Ground Floor Two Bed Maisonette
- Spacious Lounge
- Modern Kitchen / Breakfast Room
- Two Double Bedrooms

Asking Price Of - £245,000

EPC Rating

D





Property Description

LIVING ROOM Bright and spacious, with front aspect double glazed windows and plush carpet. Radiator.

BEDROOM/STUDY Currently used as a study, this is the property's second bedroom. With rear aspect double glazed windows and double glazed patio doors leading to your own enclosed rear garden. Plush carpets. Radiator.



KITCHEN Stylish and modern kitchen comprising of a single and a half drainer sink with a fitted mixer tap. Black mottled effect work surfaces and black tiled surrounds with wall and base level gloss finish storage units. Integral appliances include a four-hob gas burner stove and built-in oven. There is space for a fridge freezer and washer/dryer. The kitchen also has a breakfast bar which sits 3 to 4 people and also has base level storage, a capturing feature wall, rear aspect double glazed windows and laminate wood floors.



BEDROOM Cosy and spacious double bedroom with front aspect double glazed windows. Plush carpets, Radiator.



BATHROOM Modern white three piece family bathroom comprising of a white ceramic pedestal sink with chrome mixer tap, white WC with push button flush and white enamel bath with chrome fittings, shower over-head and glass shower screen. rear aspect double glazed frosted windows. Tiled walls and floor. Radiator.

GARDEN Enclosed rear garden with two patio seating areas, one by the patio doors and the other at the bottom of the garden, an ideal sun trap. The two seating areas are separated by turf with a path running in-between. The garden has a side access gate and a rear gate leading through to the garage.

ADDITIONAL INFO The property comes with a garage-en-bloc, which is also accessible through the rear garden. There is also an extensive front lawn. This would make an ideal home for someone single or a small family, a short drive from Hythe village centre and local amenities, it is situated in a great location, off of main busy roads, tucked away in the hills of Hythe.

EPC Rating: D

Council Tax Band: B

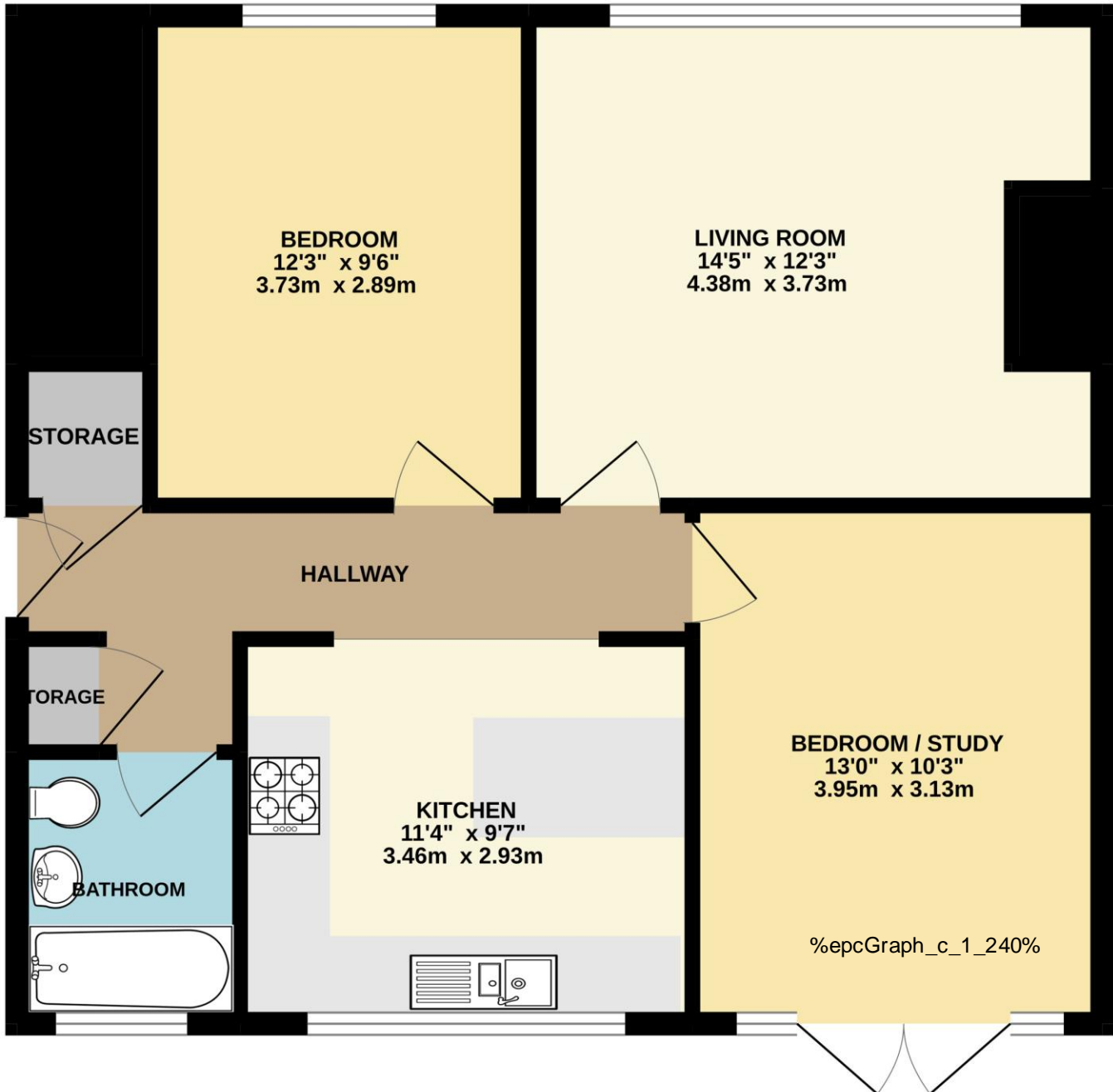
Leasehold: 999yrs from 1963







GROUND FLOOR
654 sq.ft. (60.7 sq.m.) approx.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

