



## Birchdale

Hythe, Southampton

Asking Price Of - £295,000



- Three Semi-Detached House
- Open Plan Living Space, Enclosed Rear Garden
- Family Bathroom Suite, Bright and Welcoming Living Space
- NO FORWARD CHAIN

**EPC Rating**

64 D



## Property Description

**ENTRANCE HALL** Featuring engineered timber flooring and space for hanging coats or storage. Access to open plan living space and stairs to upper level.

**LIVING ROOM** Spacious living room comprising of engineered timber flooring, front aspect double glazed windows and rear aspect double glazed patio doors leading to enclosed rear garden.

**KITCHEN / UTILITY** Just off the living room is the open plan kitchen / utility comprising of a rear aspect double glazed window and vinyl flooring.

**Kitchen:**

Comprising of wall and base level storage, tiled surrounds, marble effect work surfaces and a single and a half drainer stainless steel sink with chrome mixer tap. Appliances include a Hotpoint cooker with dual oven/grill and four ring gas stove, extractor hood overhead, Beko fridge freezer and Candy dishwasher.





**Utility:**

Tiled surrounds and marble effect work surface continued from kitchen and base level storage. Appliances include a Grand Vita washing machine and Hotpoint dryer. UVPC door leading to enclosed rear garden.

**BEDROOM ONE** Spacious double bedroom with front aspect double glazed windows and built-in wardrobe.

**BEDROOM TWO** Double bedroom with rear aspect double glazed windows and built in wardrobe with mirrored sliding doors.

**BEDROOM THREE** Single bedroom with front aspect double glazed windows, built-in bunk style bedframe, storage and wardrobe.



**SHOWER ROOM** Family shower room comprising of a white ceramic WC with push button flush, white ceramic pedestal basin with chrome mixer tap and corner shower with chrome fittings. Vinyl flooring, tiled walls, frosted rear aspect double glazed windows and feature sliding door.

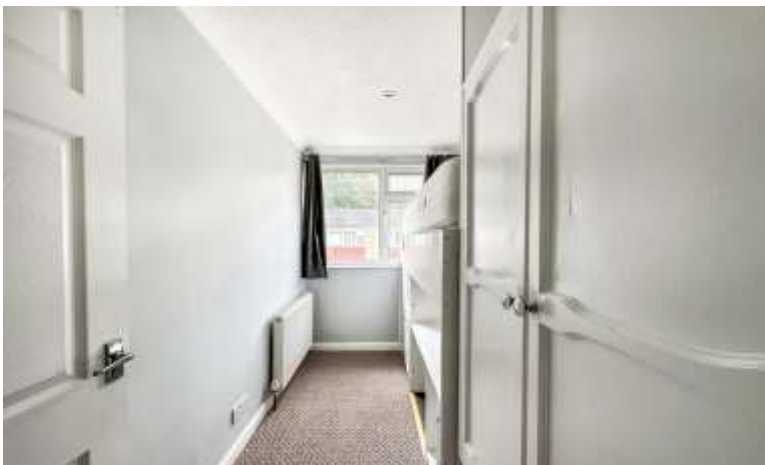
**GARDEN** Enclosed rear garden with patio seating area and lawn, gated side access. The property also benefits from a large front garden.



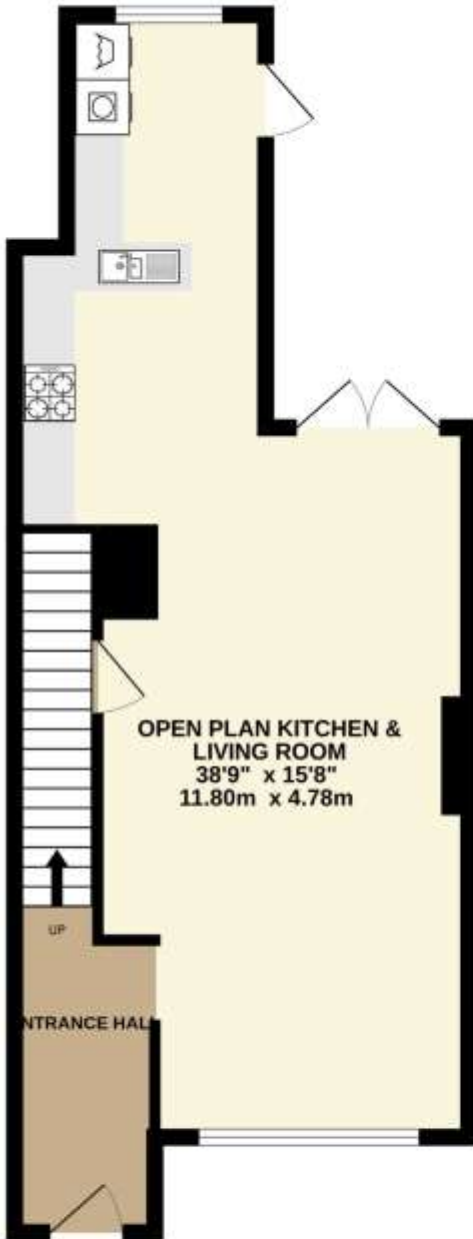
**ADDITIONAL INFO** This property has an allocated garage with parking space in front.

Council Tax Band: C

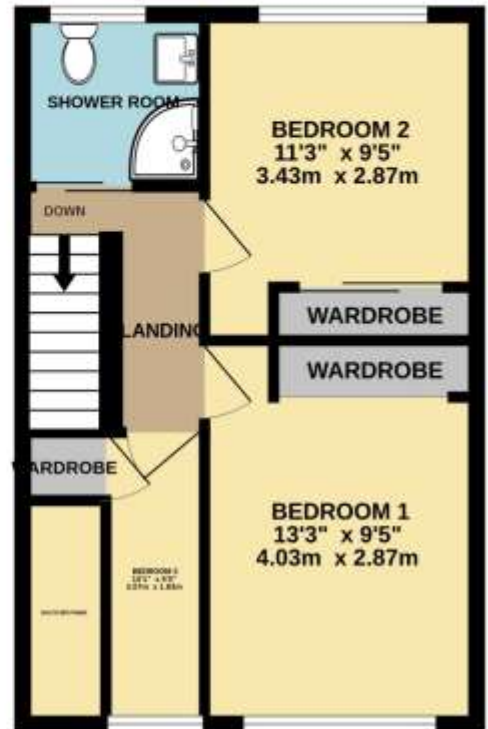
EPC Grade: D



GROUND FLOOR  
499 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 877 sq.ft. (81.5 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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