



**Conifer Close**  
Hythe, Southampton  
**£229,000**



- 2 Bed Ground Floor Maisonette
- Quiet Location
- Spacious Lounge
- Fitted Kitchen

**EPC Rating**

TBC





## Property Description

**LOCATION** Set on a corner plot in a quiet close on the popular Hollybank Estate. Close to Hythe shops and Waterfront.

**ENTRANCE AND HALLWAY** 0' 0" x 0' 0" The entrance to door is at the side of the property. There is an outside storage cupboard and a bin store. As you enter the property from the double glazed entrance door the hallway has a useful walk in storage cupboard. There is also a separate full height storage cupboard with additional cupboard over.

**LOUNGE** 14' 05" x 12' 04" (4.39m x 3.76m) Light and airy lounge with large window overlooking the front of the property. Attractive feature fireplace with decorative tiled surround and hearth, and an electric fire. Large radiator.

**KITCHEN** 9' 04" x 8' 10" (2.84m x 2.69m) Fully fitted kitchen with range of under counter and wall units. Built in electric oven and gas hob, with electric extractor hob over. Separate built in larder with fitted





shelves provides useful additional storage. Stainless steel sink and drainer with large window overlooking the back garden. Room for a small dining table. Feature glass panel screen between kitchen and hall.

**BEDROOM 1** 12' 11" x 10' 03" (3.94m x 3.12m) Large double bedroom with window overlooking the rear garden. Built in wardrobe. Radiator.

**BEDROOM 2** 12' 06" x 9' 06" (3.81m x 2.9m) Spacious double bedroom with window overlooking the front of the property. Large radiator.

**BATHROOM** 6' 10" x 5' 06" (2.08m x 1.68m) Family bathroom with white suite. Bath with shower over, wash basin and W.C. Window to the rear. Fully tiled walls, tiled floor and radiator.

**FRONT GARDENS** Path leading to the front garden which is laid to lawn and has a low level brick wall surround. There is also an additional garden area near to the entrance door at the side of the property.

**REAR GARDEN** The fully enclosed rear garden has a patio area with the rest of the garden laid to lawn. The wooded area to the rear of the garden provides extra privacy and an attractive backdrop.

**GARAGE AND PARKING** There is a garage in a block and off street parking directly outside the property.

**ADDITIONAL DETAILS** The Property has 967 years left on the lease.

The property would also make a good investment property with a £1350.00pcm rental income.

EPC Rating D

Council Tax Band B







GROUND FLOOR

%epcGraph\_c\_1\_325%



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