



12 The Orchard, Dibden
£310,950



12 The Orchard

Dibden, Southampton

A beautifully presented terraced home which fronts onto woodland. Internally there are three bedrooms, a lounge, a kitchen/breakfast room, a family room/bedroom four, an ensuite shower room, family bathroom and a ground floor WC. Outside of the property you will find an enclosed and low maintenance rear garden and driveway parking to the front of the property. Further features include UPVC double glazing and gas central heating. An internal viewing is strongly recommended to fully appreciate the accommodation on offer.

The property is positioned within a residential area near to Noadswood, Applemore and Orchard Schools. Being on the edge of The New Forest National Park and close to the coast mean a wealth of outdoor activities can be enjoyed. Local amenities nearby include Applemore Recreation Centre, a Tesco superstore and a golf centre. In neighbouring Hythe and Dibden Purlieu villages you will find an extensive range of shops, bars and restaurants as well as travel links to other surrounding areas. This includes a passenger ferry service from Hythe Pier which runs regularly to Town Quay, Southampton.

Tenure: Freehold



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Dibden Purlieu SO45 4PT



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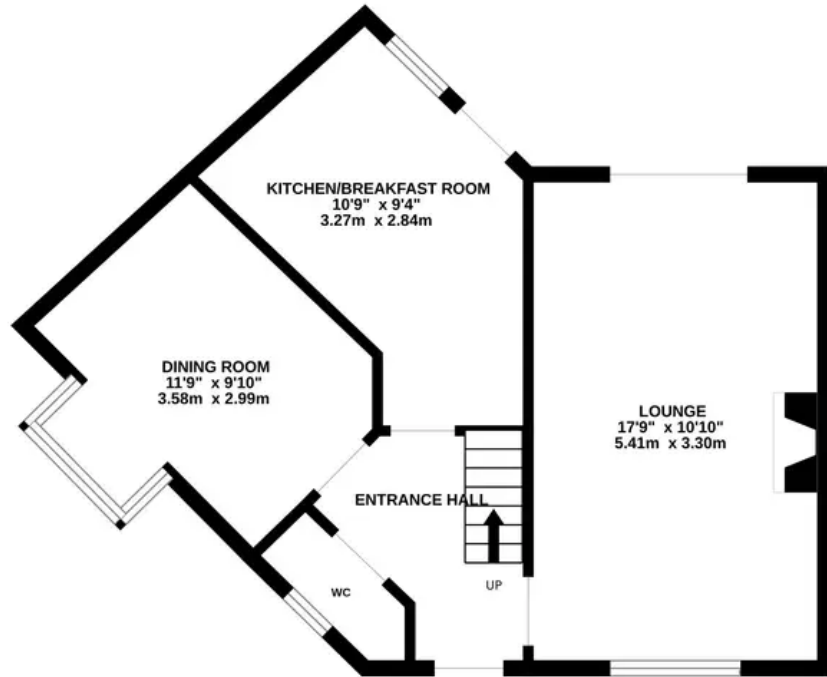
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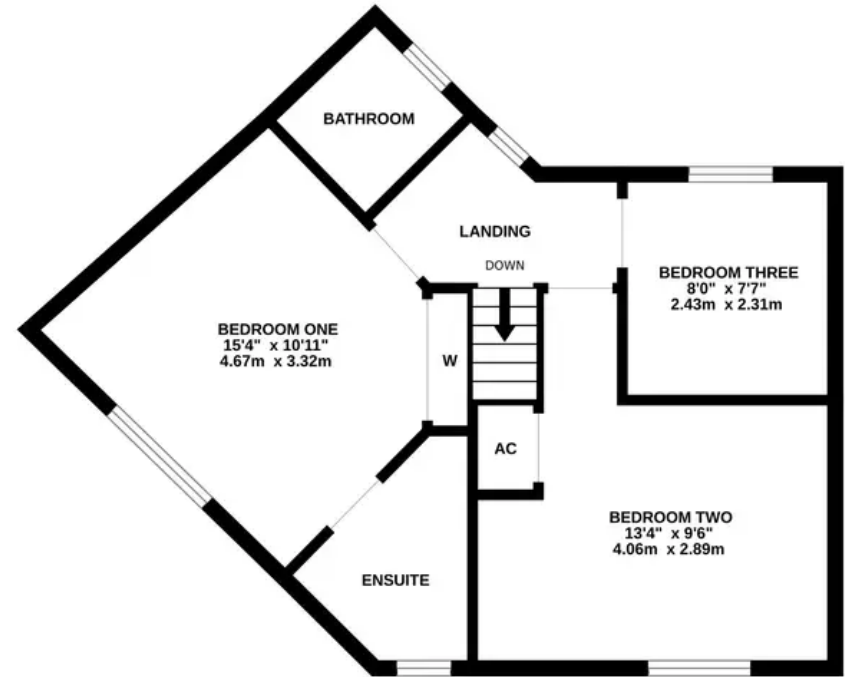
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	2	1
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



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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