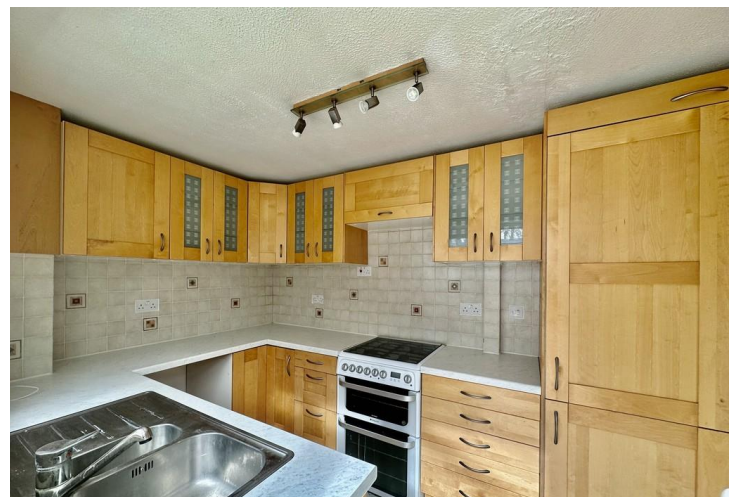




## 16 Butts Ash Gardens

Hythe, Southampton

Asking Price Of - £320,000



- THREE BEDROOM HOUSE
- LARGE LOUNGE / DINER
- KITCHEN
- BATHROOM

**EPC Rating**

TBC



## Property Description

**PORCH** At the front of the property there is a white UPVC part glazed door, with additional front glass panel. There is also a large fully glazed panel to the side making this a lovely light entrance hallway. From here you enter the lounge /dining room through the Georgian glazed door.

**LOUNGE** 22' 05" x 11' 10" (6.83m x 3.61m) This spacious lounge has a full height window overlooking the front of the property. There is an opening window, and further glazed panels, and this along with the patio doors to the rear, allows plenty of light into the room. There is ample room for sofas and living room furniture, and there is a wall mounted gas fire. The staircase from the lounge leads to the first floor.

**DINING ROOM** 11' 10" x 7' 03" (3.61m x 2.21m) The dining area is adjacent to the lounge and has double patio doors leading out to the back garden. There is room for a dining table and chairs and there is a doorway leading to the kitchen.





**KITCHEN 11' 07" x 6' 10"** (3.53m x 2.08m) The kitchen is fitted with a good range of light wood effect base and wall units, and co-ordinating grey marble effect worktops. A separate full height cupboard provides useful extra storage and houses the Glowworm boiler. The kitchen walls are tiled and there is vinyl flooring. There is a 1 1/2 bowl stainless steel sink and drainer unit with chrome mixer tap and a window over this looking out into the conservatory. There is a built in fridge freezer, space and plumbing for a dishwasher and space for a cooker. There is a UPVC part glazed door leading to the conservatory.

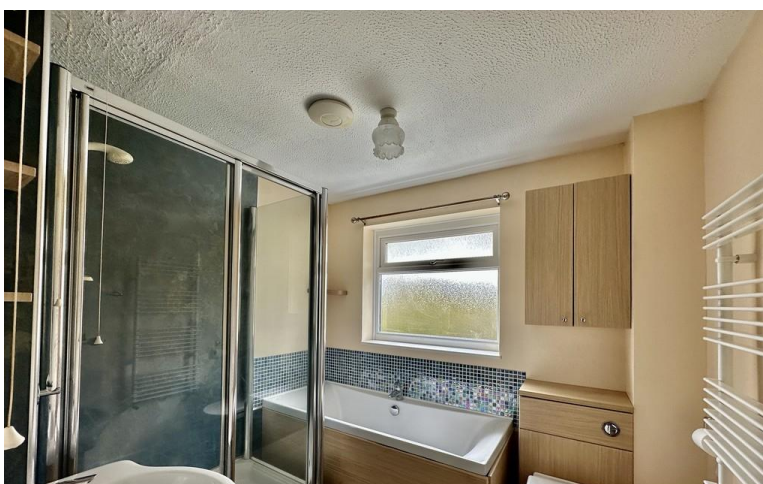


**CONSERVATORY 9' 08" x 8' 05"** (2.95m x 2.57m) Accessed from the kitchen, this lovely conservatory is a useful additional room, making an ideal extra living room, a space for sitting and relaxing looking out on to the rear garden, and would also make a great play room for a young family. It is has light and power, and vinyl flooring.



**MASTER BEDROOM 13' 3" x 11' 5"** (4.04m x 3.48m) The master bedroom has a rear aspect window overlooking the back garden. This is a good size double bedroom with space for a bed and additional bedroom furniture. It currently has a range of full height fitted wardrobes, and an additional half height "over stairs" cupboard.

**BEDROOM TWO 11' 9" x 8' 4"** (3.58m x 2.54m) This bedroom is a good size and is another light and airy room, with a window overlooking the front of the property.



**BEDROOM THREE 7' 11" x 8' 4"** (2.41m x 2.54m) This room is a good size single bedroom, or would also make an ideal home office. It has a front aspect window overlooking the front garden.

**BATHROOM 8' 4" x 7' 1"** (2.54m x 2.16m) The modern family bathroom is a good size. It has a white suite with low level W.C and built in cistern, with a useful cupboard over, and a vanity wash hand basin with a chrome mixer tap and a range of vanity drawers and a cupboard under, along with a mirror with shelving and fitted spotlights. There is a bath with chrome mixer tap, and is a separate fully enclosed shower unit with electric shower. The vanity unit, shelving and bath panel are in an attractive light oak finish, and there are blue mosaic tiled splashbacks. There is vinyl flooring and a useful large white heated towel rail.

**GARAGE 19' 01" x 7' 9"** (5.82m x 2.36m) The integral garage has an up and over door and has light and power.

**FRONT GARDEN** The front of the property has a



driveway leading to the integral garage. There is a part lawn/part gravel space to the side of the driveway, giving additional parking space. This could be converted into a garden if extra parking is not needed.

**REAR GARDEN** This lovely private garden can be accessed from the dining room or from the conservatory, where there is a patio area. The garden is laid mainly to lawn, and there are mature shrubs and trees which also screen the garden well and provide privacy.

**ADDITIONAL INFORMATION** This property has a lot to offer. In need of some re-modelling it has great potential to be a lovely family home. It has UPVC double glazing and gas central heating throughout. Set in a popular residential area of Dibden Purlieu near to Hythe with it's shops, restaurants and waterfront. Close by are schools, GP & local hospital, vets and a local shop and post office. Situated near to The New Forest National Park, it is also within easy reach of the local beaches at Lepe and Calshot, The EPC Rating is C.

The property is offered with NO FORWARD CHAIN.

GROUND FLOOR

1ST FLOOR



%epcGraph\_c\_1\_325%

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of these, children's rooms and any other areas are approximate and no responsibility is taken for any error arising in any statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and equipment shown here may have been fitted and no guarantee is given for their availability or otherwise can be given.  
Made with MyPlan 03224

Hotspur House  
Prospect Place  
Hythe  
Southampton  
Hampshire  
SO45 3AH

[www.hytheandwaterside.com](http://www.hytheandwaterside.com)  
[darren@hytheandwaterside.com](mailto:darren@hytheandwaterside.com)  
0238 0845 434

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