



10 Birchdale, Hythe
£293,950



10 Birchdale

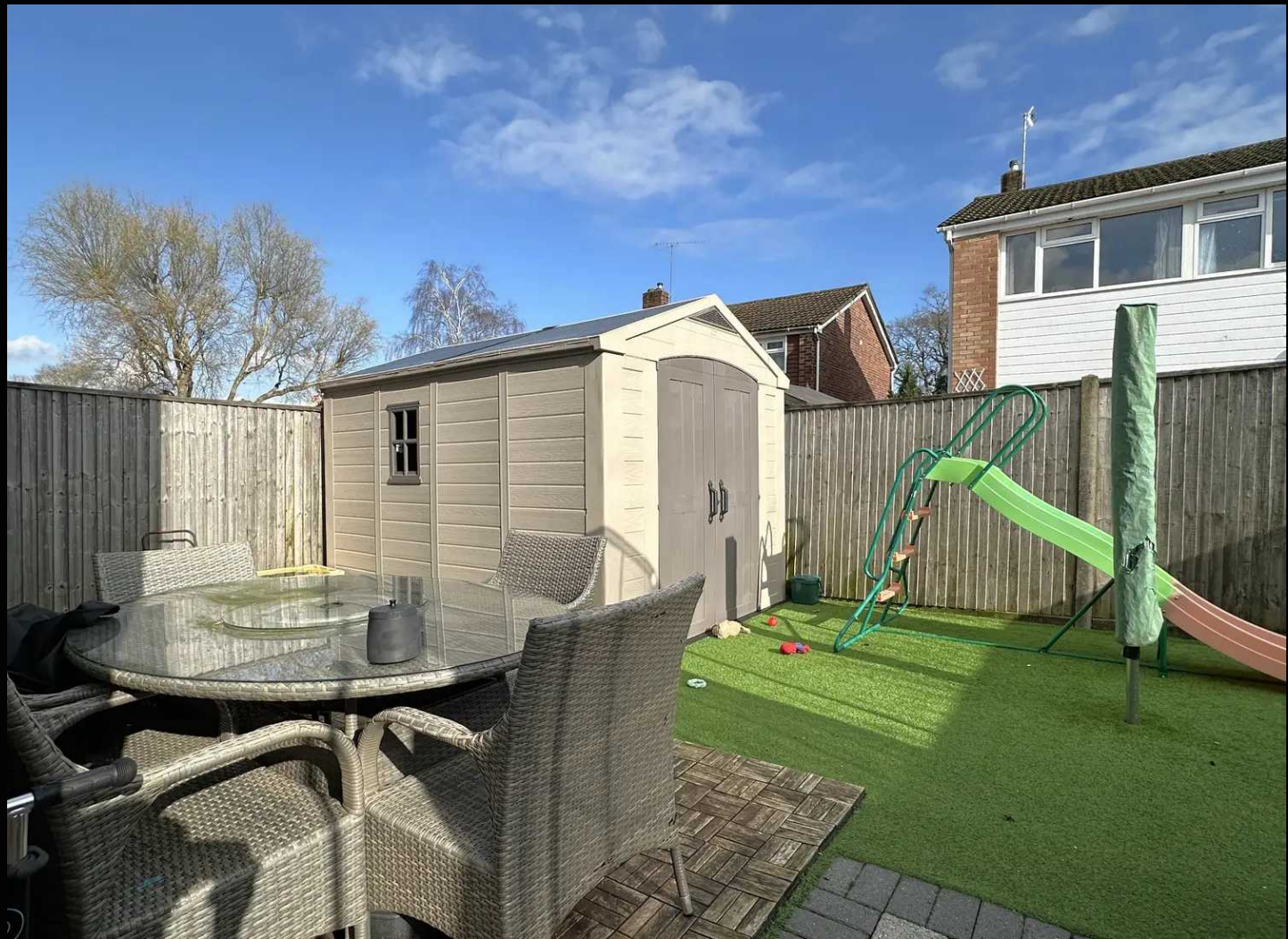
Hythe, Southampton

This three-bedroom semi-detached house boasts many pleasing improvements and offers plenty of living space. This includes a lounge, a generous kitchen, and UPVC double glazed conservatory with glass roof. The white suite bathroom, replaced uPVC double glazing, gas central heating (from a modern combi boiler) and new carpets all complement the property's updated feel. Outside, there are gardens to both the front and the rear, a single garage and a parking space (set immediately in front of the garage). This home is an excellent potential purchase for buyers seeking a modern, easy maintenance property, and an internal viewing is strongly advised to fully appreciate all the pleasing features on offer.

The property is positioned in an established residential area on the outskirts of Hythe meaning all of the amenities on offer within the village are within easy reach. This includes various shops, restaurants and pubs as well as travel links to surrounding areas including a passenger ferry service from Hythe Pier to Southampton. In neighbouring Dibden you can find a supermarket, leisure centre and a golf course. The New Forest National Park, as well as the coastline, are both just a short drive away meaning many outside interests can be pursued.

Council Tax band: C

Tenure: Freehold



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
(92+) A		(92+) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	73	EU Directive 2002/91/EC	4 2



1 Southward House
Dibden Purlieu SO45 4PT

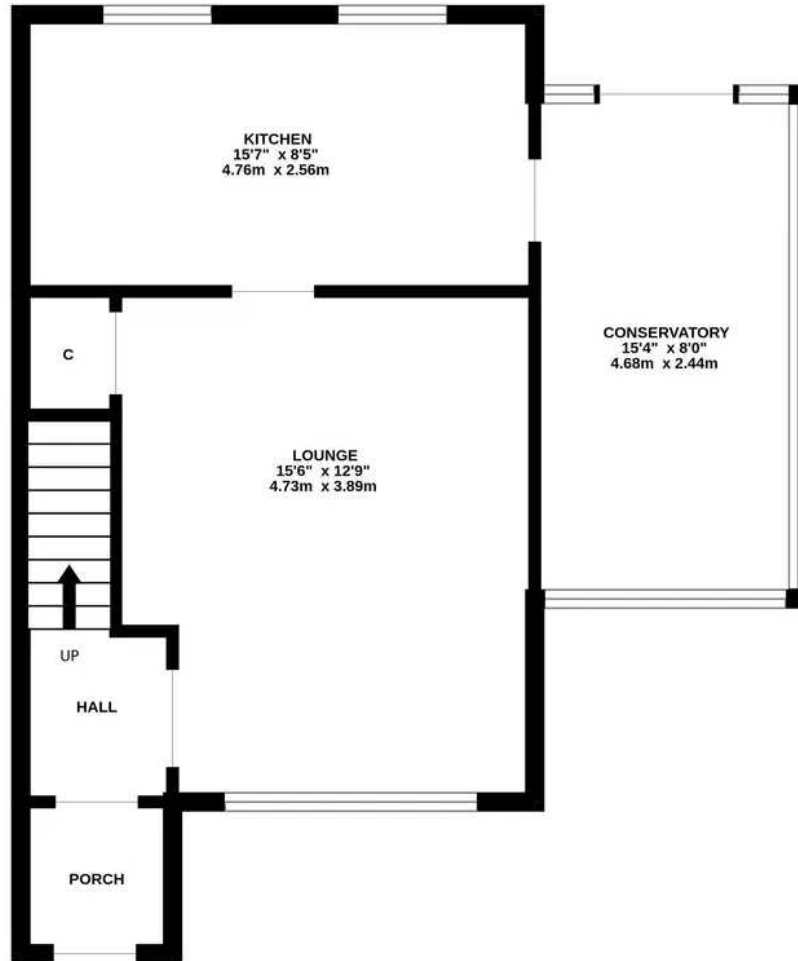


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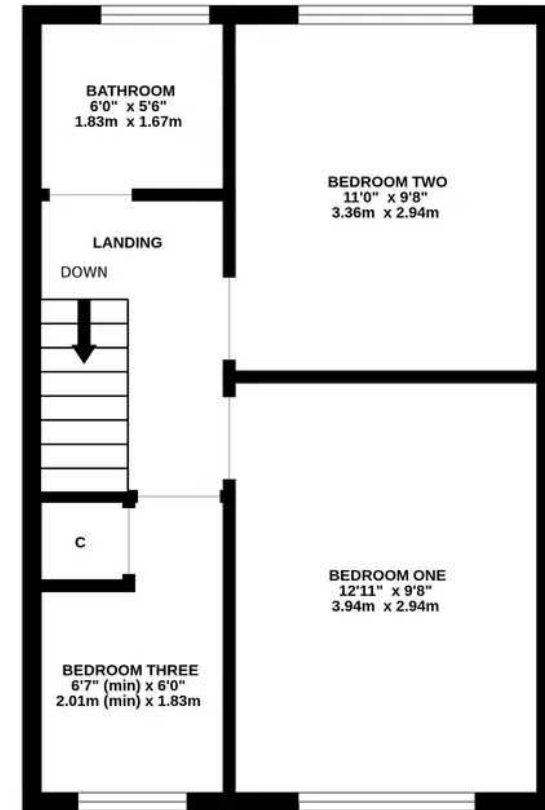
info@anthonyjamesproperties.co.uk



GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.9 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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