

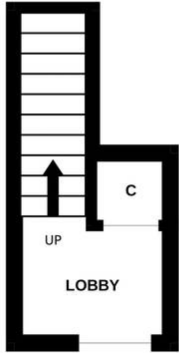


32 Ferry Road, Hythe - SO45 5GD

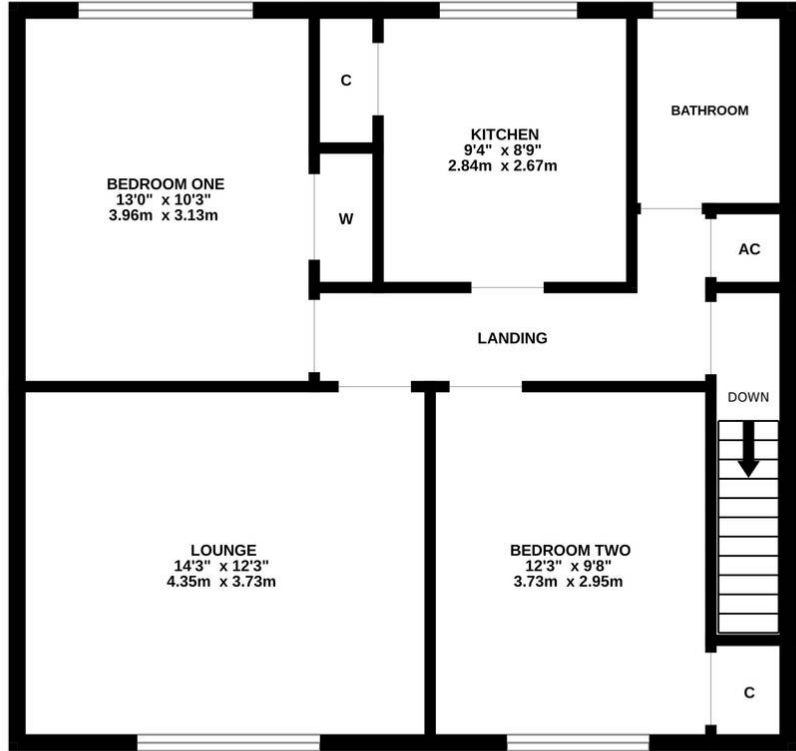
£182,000 Leasehold

Ideal for first time buyer or investor with NO ONWARD CHAIN. First floor maisonette featuring two double bedrooms, lounge, kitchen and family bathroom. Outside of the property you will find a sunny rear garden and a garage within a nearby block. The previous owner has owned the property for nearly 40 years. For all but the first 2 years the property has been rented almost 30 of those years to the same tenant. The property has current gas safety certificate along with recent electrical upgrades and relevant safety certification. The property is well insulated in the roof and walls and last year achieved a C rating on the EPC in anticipation of government requirements. Further features include UPVC double glazing to all windows and doors along with an energy efficient on demand gas combi boiler hot water and central heating system.

GROUND FLOOR
48 sq.ft. (4.5 sq.m.) approx.



FIRST FLOOR
672 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA: 721 sq.ft. (67.0 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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