



**21 Carpenter Close**  
Hythe, Southampton  
**Asking Price Of - £280,000**

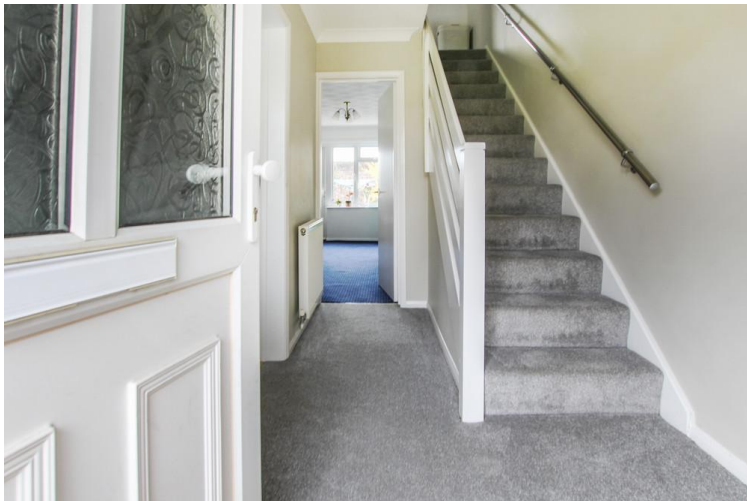


- Semi Detached Home - No Chain
- Two Double Bedrooms
- Modern Kitchen With Built in Appliances
- Modern White Suite Bathroom

**EPC Rating**

**C**





## Property Description

**GARAGE IN COURTYARD** The garage is in the nearby courtyard block. It has a new secure 4 point locking garage door and the roof has recently been re-felted.

**RECEPTION HALLWAY** 10' 0" x 6' 0" (3.05m x 1.83m) Wooden door to the outside storage cupboard which has the electrical consumer unit, meter and gas meter. Double glazed front door. Radiator. Coat hanging space. ATAG heating control. Stairs to first floor landing. Door to living room and doorway to the kitchen.



**KITCHEN** 10' 0" x 6' 0" (3.05m x 1.83m) Front aspect double glazed window. Modern fitted kitchen comprising a single drainer bowl and a half sink unit with chrome mixer tap and cupboard under. Further wall and base level cupboards and drawer units with work surfaces and tiled surrounds. Integral Neff appliances including a 5 burner gas hob, cooker hood over, oven and grill. Fridge freezer. Space for washing machine. Tiled flooring.





LIVING ROOM 14' 8" x 12' 0" (4.47m x 3.66m) Rear aspect double glazed window and matching door to the garden. Radiator. Feature fireplace. Door to under stairs storage cupboard.

REAR GARDEN The rear garden is enclosed by brick walling and wood panel fencing with side gated access. It has a paved patio and lawn.

FIRST FLOOR LANDING Access to the loft space. Doors to both bedrooms and the bathroom. Door to airing cupboard housing the ATAG IC Economiser 27 Plus boiler with 10 year guarantee (A energy rate)



DOUBLE BEDROOM 12' 0" x 9' 0" (3.66m x 2.74m) Two front aspect double glazed windows. Radiator. Recessed wardrobe.

DOUBLE BEDROOM 12' 0" x 8' 0" (3.66m x 2.44m) Rear aspect double glazed window. Radiator.

BATHROOM Side aspect double glazed window. Three piece modern white suite comprising a panel enclosed bath with Mira Platinum shower with 5 year guarantee, wash hand basin and wc. Extractor fan. Radiator.

ADDITIONAL INFORMATION NFDC Council Tax Band is C.





GROUND FLOOR  
303 sq. ft. (28.1 sq.m.) approx.



1ST FLOOR  
292 sq. ft. (27.1 sq.m.) approx.



Hotspur House  
Prospect Place  
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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