

1 Spring Road, Hythe, SO45 6FP

OIEO £280,000



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Situated in a quiet no through road of period styled properties comes this superb period home. Having undergone a complete re-furbishment programme the property dates back to the Victorian era and is located within walking distance of the village centre. Offered for sale with VACANT POSSESSION the property boasts internal accommodation comprising of kitchen/breakfast room, lounge with log burner, rear utility/lobby, first floor landing, two bedrooms and a white suite bathroom with a third bedroom set on the second floor. Outside you'll find off road parking for two vehicles with an enclosed garden to the rear. A key is held by the agent so call now to book a viewing.

Kitchen/Breakfast Room 12' 9" x 9' 8"
(3.88m x 2.94m)

Lounge 19' 9" x 12' 0" max narrows to
10'3" (6.02m x 3.65m)

Utility/Rear Lobby 6' 0" x 5' 1" (1.83m
x 1.55m)

First Floor Landing

Master Bedroom 12' 8" x 9' 8" (3.86m x
2.94m)

Bedroom Three 9' 8" x 7' 8" (2.94m x
2.34m)

Bathroom

Second Floor Bedroom 11' 9" x 11' 6"
with reducing head height (3.58m x
3.50m)

Rear Garden

Patio, side pedestrian access, enclosed
by fencing.

Parking - For two vehicles opposite the
property.



1 SPRING ROAD

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Directions

From our Holbury Office proceed out of Holbury along Lane Lane taking the third exit from the roundabout towards Hythe. Proceed through Butts Ash turning right at the T-Junction passing the Croft Public House. Turn right into South Street and right again into South Street and Spring Road is on your right just before the railway bridge. The property is on your right hand side.


Council Tax Banding – C -New Forest District Council.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D		
(39-54)	E	52	
(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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
1 Spring Cottages



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Please note: Whilst we endeavour to make our details accurate & reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you. Do so particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.