



12 Laurel Close, Hythe, SO45 5EN  
£399,950



ANTHONY JAMES  
PROPERTIES



# 12 Laurel Close

Hythe, Southampton

Offered with no onward chain, this three bedroom detached bungalow presents a rare opportunity to acquire a well-proportioned home in a highly sought-after location. The property, requiring a plan of refurbishment, offers excellent potential for modernisation and extension (subject to planning permission). Inside, the bungalow features a welcoming hallway leading to three generously sized bedrooms, including two spacious doubles and a large single. The main living spaces are thoughtfully arranged, with a bright and airy lounge, a functional kitchen with direct access to the garden, and a family bathroom. Gas fired central heating is installed throughout, as well as double glazing. The sizeable garage, located below the ground floor, provides ample storage or workshop space, while the driveway offers convenient off-road parking with scope for further extension if required.

Council Tax band: D

Tenure: Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>78</b>
(55-68)	<b>D</b>	<b>55</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



1 Southward House  
Dibden Purllieu SO45 4PT



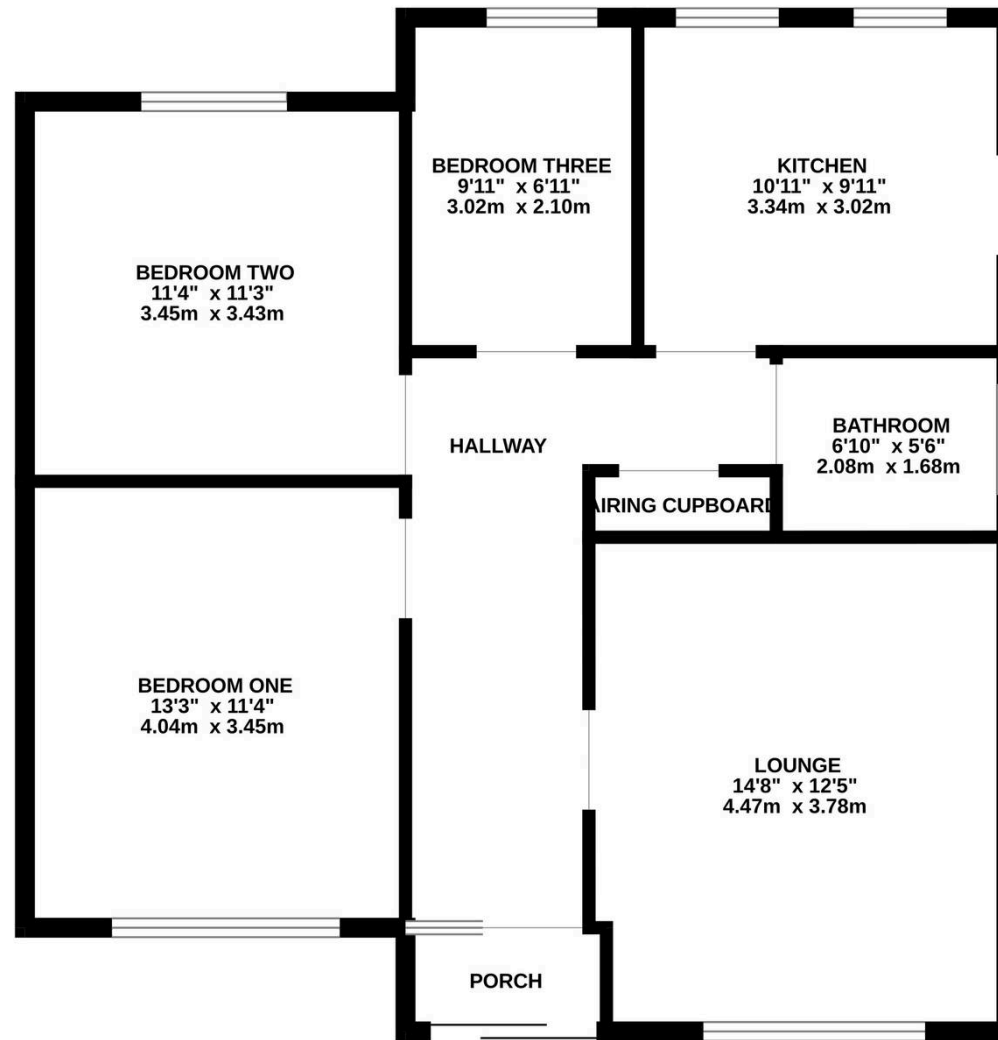
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EU Directive 2002/91/EC





**GROUND FLOOR**  
814 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 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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