



## 104 Beech Crescent

Hythe, Southampton SO45 3QG

- DRIVEWAY FOR TWO CARS
- THREE BEDROOMS & ONE BATHROOM
- LARGE FENCED IN GARDEN
- PORCH
- CLOSE TO NEW FOREST NATIONAL PARK
- SEMI-DETACHED HOME
- WALK TO SHOPS
- TRADITIONAL LOG BURNER
- SPACIOUS ROOMS
- NEAR GOOD SCHOOLS

£289,950 Freehold





### **Kitchen**

11'06 x 11'04

This kitchen has ample cupboard and countertop space, ideal to store your utensils and appliances. It has two windows looking out into the front of the property.

### **Living Room**

17'07 x 12'00

This living room is fitted with a traditional log burner and has plenty of space for all your living room furniture, as well as a dining table.

### **Bedroom One**

11'08 x 10'04

This bedroom has plenty of room with a built-in wardrobe, perfect for extra storage space. It has a rear facing window that lets in lots of natural light, making the room feel bright and airy.

### **Bedroom Two**

10'04 x 9'02

This double bedroom has ample space with built-in storage and a front facing window.

### **Bedroom Three**

8'09 x 6'06

This is the smallest bedroom and can fit a single bed, a wardrobe and a desk.



### **Bathroom**

7'09 x 5'00

Good sized family bathroom located upstairs. Fitted with a toilet, sink and a bath.

### **Rear Garden**

Large rear garden with access to storage.

Completely fenced in, making it suitable for pets.

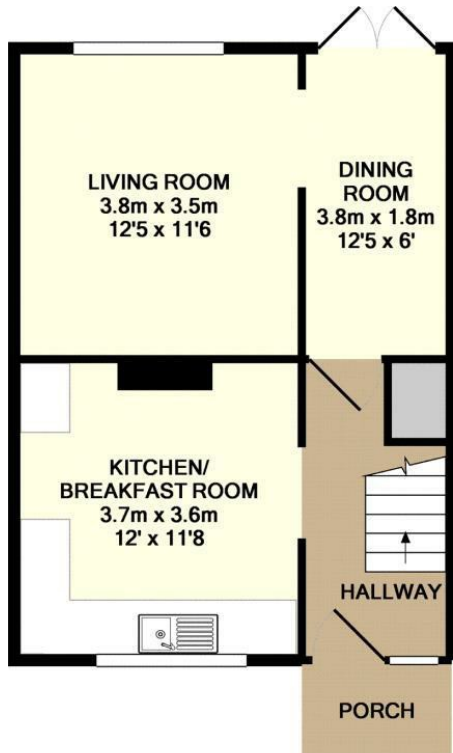
### **Front Garden**

Paved driveway for two cars.

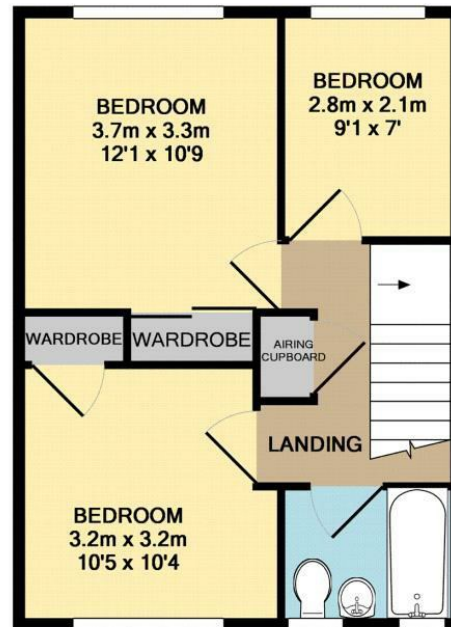




Local Authority **NFDC**  
 Council Tax Band **B**  
 EPC Rating **C**



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 41.5 SQ.M.  
 (447 SQ.FT.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 39.8 SQ.M.  
 (429 SQ.FT.)

NOT TO SCALE  
 TOTAL APPROX. FLOOR AREA 81.4 SQ.M. (876 SQ.FT.)

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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