



FOR SALE

Corinna Gardens, Dibden, SO45 5UB
£210,000 FREEHOLD

A superb one-bedroom house with large private garden and driveway. Offered with no chain!

- No Chain
- Large, private garden
- Private parking
- Double bedroom with wardrobe
- Gas Central Heating
- Lounge with patio doors
- Modern bathroom
- Power shower
- Modern fitted kitchen
- Double glazed windows



£210,000

Corinna Gardens,
 Dibden,
 Southampton
 SO45 5UB

>> Key Features

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Another Parkers' exclusive! Our properties are not available elsewhere, so contact Parkers Lettings for expert advice and assistance.

We've taken a liking to this superb one bedroom house, tucked away in a smart, modern development, within easy reach of local shops and leisure amenities.

The property is beautifully decorated in neutral tones throughout and features a modern kitchen and a re-fitted white bathroom suite, complete with a very decent shower.

Gas central heating has been installed and the windows are UPVC double glazed.

Outside, the property boasts a larger-than-average, fully enclosed rear garden, accessed directly from the house. Generous private parking for one car is also provided, immediate to the front door, with on-road parking and a parking bay to the front.

Agents notes: The property is currently rented and is being sold with vacant possession available after 21 August 2022.

Tenure: Freehold.



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EPC rating: Formerly 'D'. Currently being reassessed; new boiler fitted since assessment.

Council Tax: Band 'B'. New Forest District Council (Hythe & Didben Area) £1,564.91 for year 2022 / 2023.

Locality: Hythe & Didben:

The village of Hythe can be found to the West of Southampton, about 8 miles by road, nestled between the edge of The New Forest and Southampton Water. It's a bustling place to explore, with wide variety of individual shops, that you simply don't find on the High Street these days, together with an abundance of eateries and traffic-free precincts.

The waterfront offers spectacular views towards Southampton, with Hythe's historic pier offering a ferry link to and from the City centre every half-hour or so.

Directions: Starting from our offices in Totton, SO40 3SG. Total : 8.4 miles (18mins)

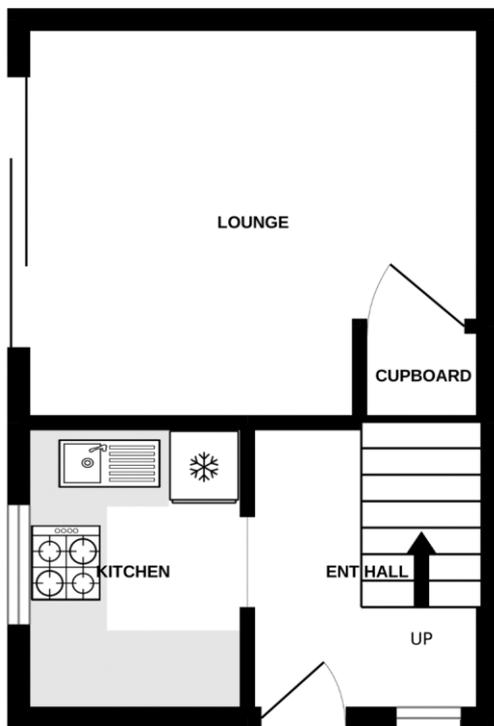
1. Drive northwest. (0.08 miles)
2. Turn right onto Salisbury Road/A36. (0.1 miles)
3. Enter the roundabout and take the 3rd exit onto Ringwood Road/A336. (0.1 miles)
4. Enter the roundabout and take the 2nd exit onto Ringwood Road/A336. (0.8 miles)
5. Enter the roundabout and take the 2nd exit onto A336. (0.3 miles)
6. Enter the roundabout and take the 1st exit onto Fletchwood Road.(0.1 miles)
7. Enter the roundabout and take the 1st exit onto A326. (0.8 miles)
8. Enter the roundabout and take the 2nd exit onto A326. (3.8 miles)
9. Enter the roundabout and take the 1st exit onto Main Road. (1.1 miles)
10. Turn right onto Claypits Lane. (0.3 miles)
11. Turn left onto Challenger Way. (0.4 miles)
12. Turn left onto Corinna Gardens. (0.04 miles)
13. Your destination is ahead. (0.00 miles)

Hours of business: We're open for business Monday and Friday 09.15am - 5.00pm, Tuesday and Thursday 09.15am - 4.00pm, Wednesday 9.15am - 6.30pm, Saturday, our office is open 10.15am - 1.00pm and 2.00pm - 5.00pm for viewings only. Sunday, Closed.

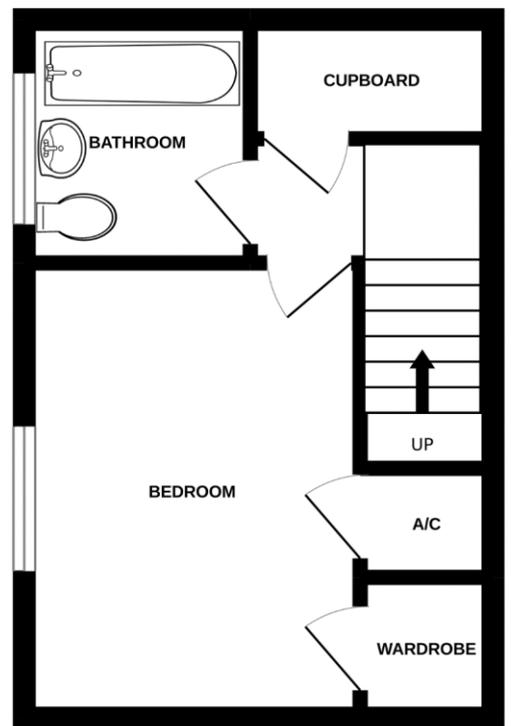
A bit about us: Here at Parkers, we know that you have many options to consider when it comes to choosing an agent, but we like to think that we offer you more than your standard agent. We're local specialists so when you want lettings, sales and property management services in Totton, Romsey and Southampton, we are second to none. We take immense pride in supporting the local community and playing our part in helping people take the next step in the market. Whether you need advice on where and when to buy-to-let, where to rent or you require assistance in reaching out to prospective buyers and tenants, we can help you. We place a strong emphasis on customer relationships, and we take the time to find out what you want to achieve.

If you're looking to sell your rented property, we're uniquely placed to help with our many hundreds of local landlords. By selling to another investor, it is often possible to keep your tenant in place, ensuring you receive rental income up to the very last day of your ownership, with the buyer receiving a return on their investment from the very next day. Our marketing comprises the best mix of technology, with video tours, floorplans and internet advertising, together with a nod to our heritage with good old fashioned estate agency practices.

GROUND FLOOR



1ST FLOOR



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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Entrance Hallway

Light and bright hallway with stairs to the first floor landing. Window to the side

Kitchen : 5.81' x 7.15' (1.77m x 2.18m)

Modern re-fitted kitchen with dual-fuel cooker (gas hob, electric oven). Plenty of storage cupboards, and ample work-surface.

Living/Dining Room : 12.04' x 10.43' (3.67m x 3.18m)

With wood laminate flooring. Large understairs storage cupboard. Modern UPVC patio doors open out on to the rear garden.

Stairs / First Floor Landing

Large built-in storage cupboard. Access to loft space. Doors to bathroom and:

Bedroom : 8.66' x 11.58' (2.64m x 3.53m)

Good-sized double bedroom with wood laminate flooring. Built in wardrobe. Built-in airing cupboard. Pleasant views to the rear over the garden.

Bathroom : 5.81' x 6.30' (1.77m x 1.92m)

Modern white-coloured 3-piece suite with decent shower and glass screen over the bath.



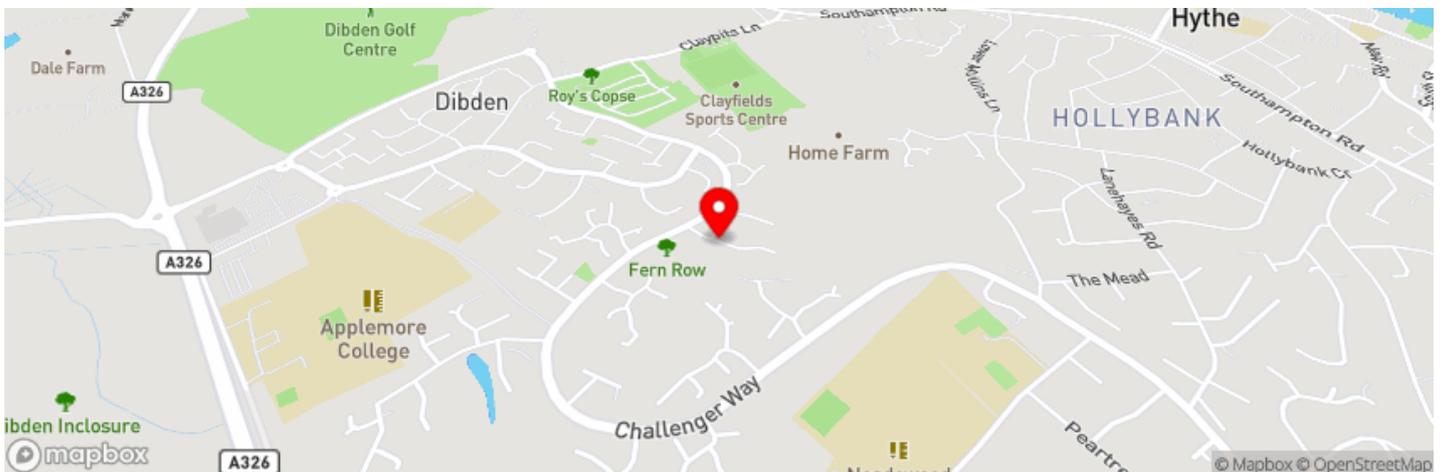


Garden

Really unusual for this property-type; a good-size a fully enclosed rear garden comprising lawn with patio to the fore. A further patio area to the rear of the garden makes the most of the afternoon sun. Water tap and courtesy light. Side pedestrian gate leads to the front of the property and:

Parking

Private driveway, generous for one car immediately to the side. Further on-road parking and a shared bay to the front of the property.





THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Parkers Lettings Limited cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.