



£500,000
76 Whichers Gate Road
Rowland's Castle, PO9 6BB

PROPERTY SUMMARY

Offered with No Forward Chain, this three bedroom semi detached family home has huge potential for modernisation and enhancement (subject to the usual permissions). With off road parking and a detached garage, there is a lovely south facing rear garden measuring approx. 125ft in length with stunning views over the countryside behind. The internal accommodation comprises porch, hall, bathroom, dining room, large lounge with bay, kitchen and the first floor landing leading to three well proportioned bedrooms with a WC to the master bedroom. Located in the sought after village of Rowland's Castle only about a mile from the green as well as the pubs, shops and train station. An internal viewing is essential to appreciate the scope for modernisation as well as the breath-taking views over the greenery behind. Contact us to arrange your appointment.

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PORCH

HALL

BATHROOM

DINING ROOM 12' 0" x 10' 7" (3.66m x 3.23m)

LOUNGE 15' 10" x 15' 1" (4.83m x 4.6m)

KITCHEN 12' 1" x 8' 4" (3.68m x 2.54m)

STAIRS

LANDING

BATHROOM

BEDROOM ONE 13' 11" x 7' 9" (4.24m x 2.36m)

WC

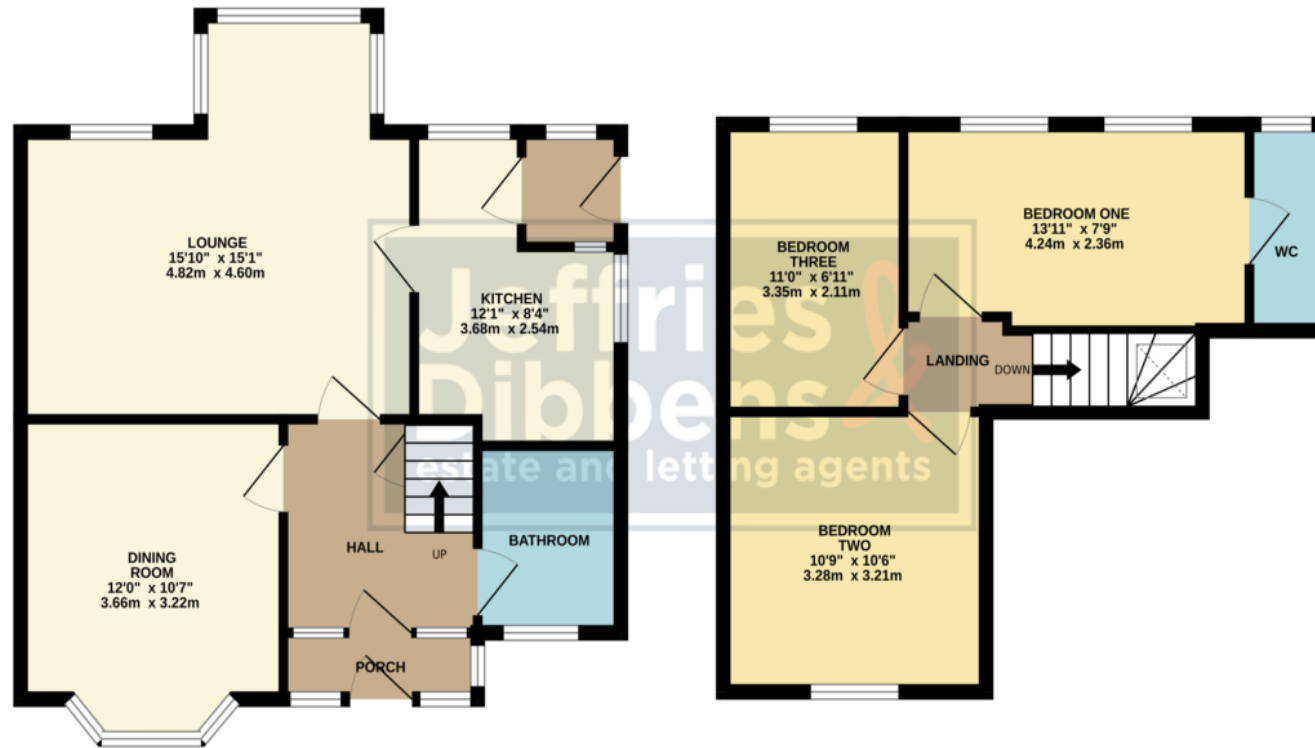
BEDROOM TWO 10' 9" x 10' 6" (3.28m x 3.2m)

BEDROOM THREE 11' 0" x 6' 11" (3.35m x 2.11m)

GARAGE

GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.

1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.2 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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LOCAL AUTHORITY
East Hampshire District Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

EPC TO FOLLOW

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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