

£350,000

11 Kings Way, Manor Lodge Road

Rowlands Castle, PO9 6AZ

PROPERTY SUMMARY

This charming three bedroom family home is located on the edge of the highly desired village of Rowlands Castle. The spacious accommodation comprises entrance, dual aspect living room, fitted kitchen, dining room/study, side porch and a conservatory that looks out onto the garden. The first floor landing leads to three well proportioned bedrooms and a contemporary bathroom suite. Externally the property offers private sizable gardens to the front and rear. With lovely walks nearby, the property borders Havant Thicket and is less than a mile from the village green, golf club, pubs and other local amenities and the train station. An internal viewing is essential to truly appreciate the size and serene feel of this family home, contact us to arrange your appointment at your soonest opportunity.





ENTRANCE

LIVING ROOM 16' 1" x 12' 9" (4.9m x 3.89m)

CONSERVATORY

KITCHEN 12' 6" x 8' 11" (3.81m x 2.72m)

SIDE PORCH

LANDING

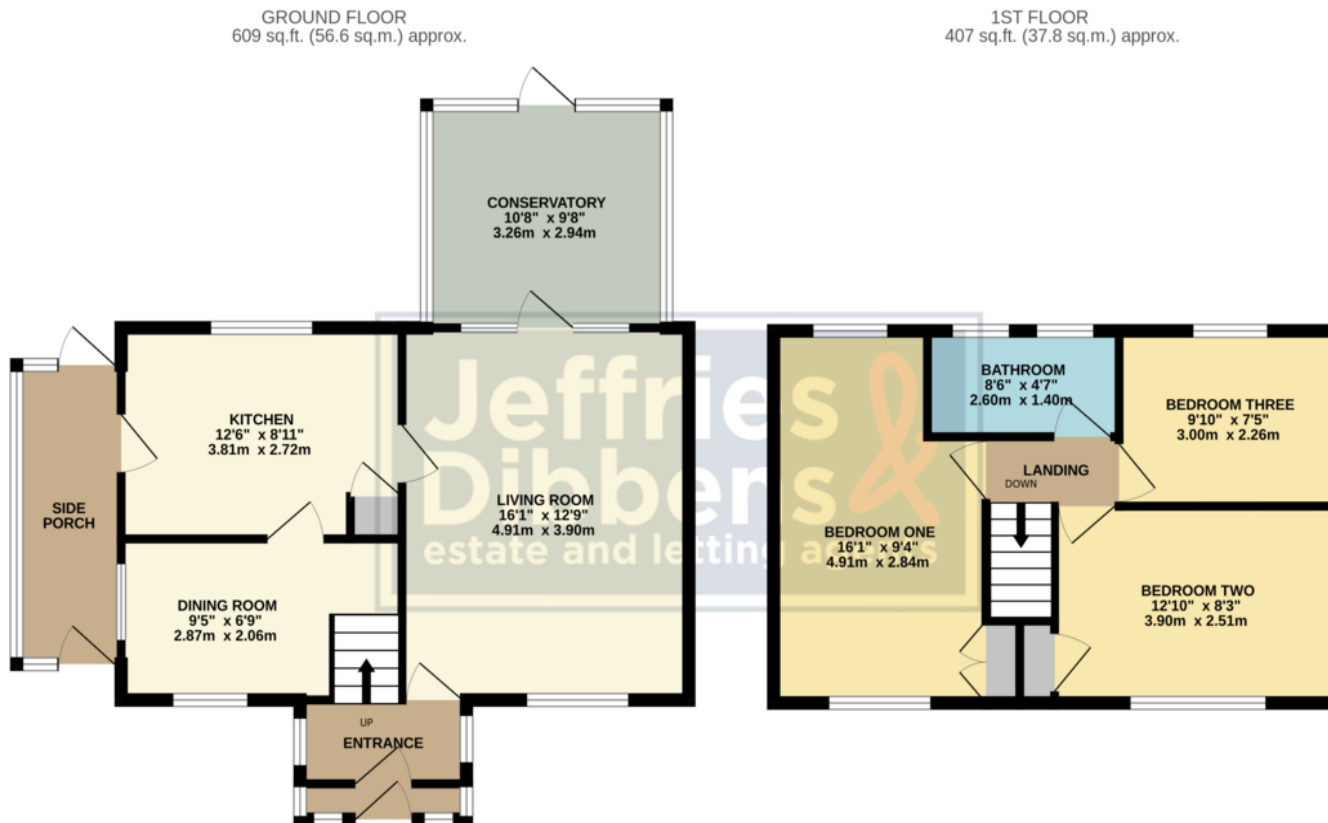
BATHROOM 8' 6" x 4' 7" (2.59m x 1.4m)

BEDROOM ONE 16' 1" x 9' 4" (4.9m x 2.84m)

BEDROOM TWO 12' 10" x 8' 3" (3.91m x 2.51m)

BEDROOM THREE 9' 10" x 7' 5" (3m x 2.26m)





TOTAL FLOOR AREA : 1016 sq.ft. (94.4 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.

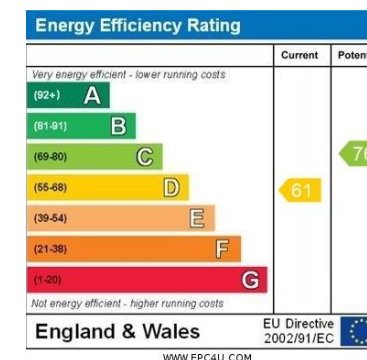
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LOCAL AUTHORITY
East Hampshire District Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only



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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