

**£395,000**  
**2 Whichers Close**  
Rowland's Castle, PO9 6BD



## PROPERTY SUMMARY

Located on the fringe of the beautiful village of Rowlands Castle this lovely semi detached home would make a wonderful purchase for any discerning buyer! The property is beautifully presented and overlooks a picturesque grass meadow. The accommodation comprises, on the ground floor, a contemporary open-plan living space including a lounge/dining area, ground floor cloakroom and fully fitted kitchen. On the first floor there are three bedrooms and a modern bathroom suite. Outside there is a front garden, hardstanding, and the integral GARAGE. There is side pedestrian access to the low maintenance rear garden which is mainly laid to lawn with patio area.





**HALL**

**WC**

**LOUNGE/DINER 20' 3" x 19' 7" (6.17m x 5.97m)**

**KITCHEN 11' 4" x 8' 9" (3.45m x 2.67m)**

**LANDING**

**BEDROOM ONE 15' 6" x 10' 10" (4.72m x 3.3m)**

**BEDROOM TWO 8' 10" x 8' 6" (2.69m x 2.59m)**

**BEDROOM THREE 8' 9" x 8' 9" (2.67m x 2.67m)**

**BATHROOM 9' 6" x 7' 7" (2.9m x 2.31m)**

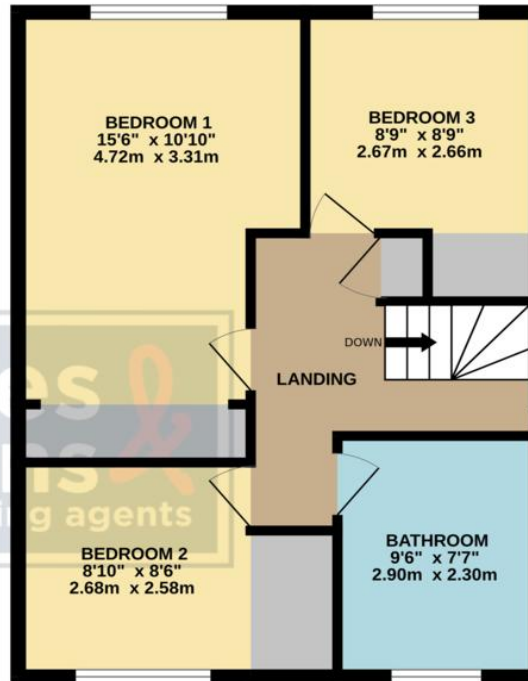
**GARAGE 18' 0" x 8' 9" (5.49m x 2.67m)**



GROUND FLOOR



1ST FLOOR

**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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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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