



£625,000

Freehold



5 Moody Road
Hill Head
Hampshire
PO14 2BP

- 22ft x 24ft Kitchen/Diner/Family Room
- Four Bedrooms
- No Forward Chain
- EPC Rating C

Email - stubbington@dibbensproperty.co.uk Tel - 01329 668 511

"In our opinion this deceptively spacious, four bedroom detached family home is immaculately presented and is situated on Moody Road which is only moments away from Hill Head beach. The property boasts a large 22ft x 24ft open plan kitchen/diner/family room with bi-folding doors which lead out onto landscaped rear garden. Other benefits include no forward chain, a utility room, en-suite to the master bedroom, a garage and off road parking for two/three vehicles. The property also falls within the catchment area for the popular Crofton Hammond Infant and Junior schools and Crofton senior school. We believe this property will generate keen interest and an early viewing is strongly advised to appreciate all that is on offer. Please call Jeffries & Dibbens without delay to arrange your internal viewing. "

Louise Fuller, Negotiator, Stubbington Office

HALLWAY

LOUNGE

12' 11" x 15' 3" (3.94m x 4.65m)

KITCHEN/DINER/FAMILY ROOM

24' 6" x 22' 7" (7.47m x 6.88m)

UTILITY ROOM

5' 6" x 5' 3" (1.68m x 1.6m)

WC

5' 10" x 2' 6" (1.78m x 0.76m)

LANDING

MASTER BEDROOM

20' 2" x 10' 9" (6.15m x 3.28m) Narrowing to 14' 1"

ENSUITE

6' 10" x 6' 1" (2.08m x 1.85m)

BEDROOM TWO

23' 7" x 12' 2" (7.19m x 3.71m)

BEDROOM THREE

11' 10" x 12' 6" (3.61m x 3.81m)

BEDROOM FOUR

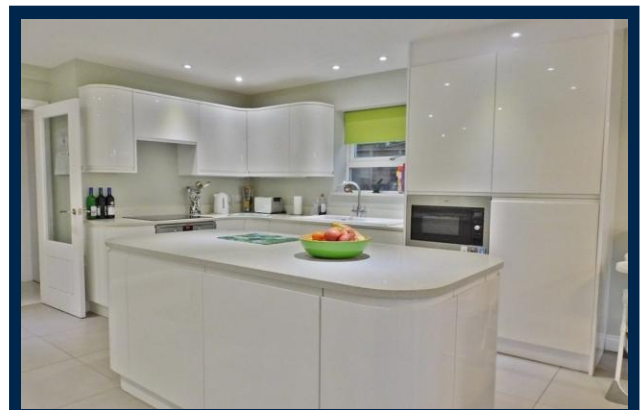
11' 10" x 7' 10" (3.61m x 2.39m)

BATHROOM

6' 10" x 6' 2" (2.08m x 1.88m)

GARAGE & OWN DRIVEWAY

REAR GARDEN



Free solicitor quotes available on request



AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Dibbens nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Dibbens Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH

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GROUND FLOOR

1ST FLOOR



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		