

**£377,250**

**19 Harriet Close**

Hill Head, PO14 3PU

## PROPERTY SUMMARY

STUNNING PLOT! Tucked away in a quiet cul-de-sac in the heart of Hill Head, this three bedroom semi-detached house boasts double bedrooms, a beautiful rear garden and huge potential. Internally, the property comprises a separate porch entrance, lounge with double doors leading to the study area, dining room extension and fitted kitchen. Upstairs, three double bedrooms and a four piece bathroom complete this fantastic family home. With potential to extend and improve further, the house sits on a large plot with driveway parking, a single garage and a fantastic rear garden with verdant lawns, mature shrubbery and patio areas. Perfect for a family wanting to put their own stamp on their forever home and within a short walk to Hill Head Beach and local amenities, this property is not to be missed. Call us now in our Stubbington Branch to book in your viewing today and see all that this home has to offer!





## **PORCH**

**LOUNGE** 14' 3" x 11' 4" (4.34m x 3.45m)

**RECEPTION ROOM** 8' 6" x 7' 5" (2.59m x 2.26m)

**DINING ROOM** 8' 9" x 7' 8" (2.67m x 2.34m)

**KITCHEN** 11' 7" x 8' 6" (3.53m x 2.59m)

## **LANDING**

**MASTER BEDROOM** 11' 7" x 9' 5" (3.53m x 2.87m) Measurements excluding wardrobes.

**BEDROOM TWO** 11' 1" x 8' 7" (3.38m x 2.62m)

**BEDROOM THREE** 10' 6" x 8' (3.2m x 2.44m)

**BATHROOM** 8' 1" x 7' 5" (2.46m x 2.26m)

**GARAGE** 16' 9" x 7' 7" (5.11m x 2.31m)

## **OUTSIDE**

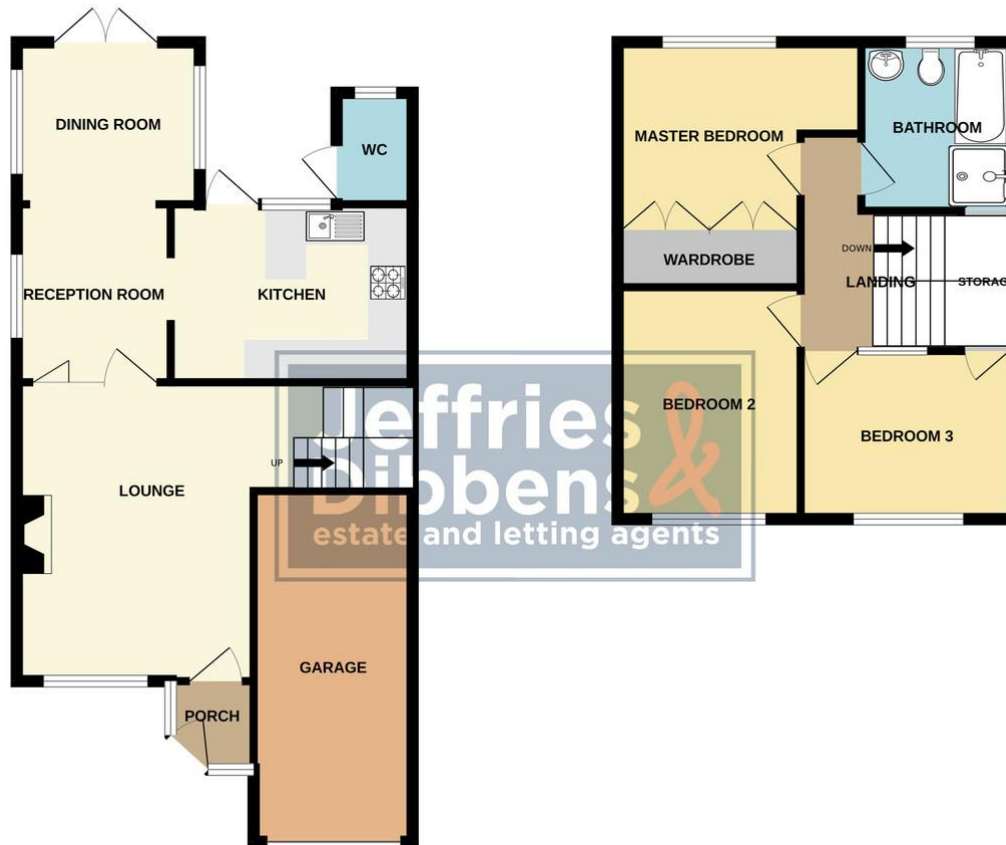
### **REAR GARDEN**

**WC** 5' 4" x 3' 6" (1.63m x 1.07m)

## **DRIVEWAY**

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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**LOCAL AUTHORITY**  
Fareham Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band D

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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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