



£325,000
12 Bramham Moor
Hill Head, PO14 3RU

PROPERTY SUMMARY

This extended three-bedroom home is located in the tranquil cul-de-sac of Bramham Moor, just a stone's throw from Hill Head Beach. The property sits on a generous plot, featuring a side extension and benefiting from no onward chain. While it requires some modernisation, it offers great potential with two spacious reception rooms, a downstairs shower room, a utility room, and a kitchen. Upstairs, you'll find three bedrooms and a family bathroom. A standout feature is the expansive, corner plot garden, providing plenty of outdoor space. Another great bonus is the garage on the block for extra storage. To secure your viewing, please call our Stubbington Branch today!





HALLWAY

LOUNGE 16' 8" x 15' (5.08m x 4.57m)

KITCHEN 8' 4" x 7' 3" (2.54m x 2.21m)

UTILITY ROOM 9' 4" x 7' (2.84m x 2.13m)

DINING/SITTING ROOM 14' 5" x 12' 9" (4.39m x 3.89m)

INNER HALLWAY

SHOWER ROOM 6' 1" x 5' 2" (1.85m x 1.57m)

LANDING

MASTER BEDROOM 11' 11" x 8' 7" (3.63m x 2.62m)

BEDROOM TWO 10' 5" x 7' 10" (3.18m x 2.39m)

BEDROOM THREE 7' 5" x 6' 11" (2.26m x 2.11m)

BATHROOM 6' 5" x 5' 11" (1.96m x 1.8m)

OUTSIDE

REAR GARDEN

GARAGE IN BLOCK





TOTAL FLOOR AREA: 1123 sq.ft. (104.3 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
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	67 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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