

**£650,000**  
**47 Bell Davies Road**  
Hill Head, PO14 2AY



## PROPERTY SUMMARY

This four bedroom family home has been owned by our seller since new and is impeccably presented. The property is situated on a unique corner plot which is larger than average in this area and is within walking distance to Hill Head beach as well as local amenities. This impressive home comprises of a spacious entrance hall, lounge, dining room, kitchen/breakfast room, downstairs cloakroom, four bedrooms, en-suite to the master and a family bathroom. Further benefits include driveway parking, an integral garage and central heating throughout. Every room in this house has been beautifully maintained so is not likely to be available long! Book in your viewing to avoid missing out!

4   
2   
2 





**STORM PORCH**

**ENTRANCE HALL**

**LOUNGE** 17' 1" x 11' 5" (5.21m x 3.48m)

**DINING ROOM** 12' 2" x 8' 8" (3.71m x 2.64m)

**KITCHEN** 15' x 11' 7" (4.57m x 3.53m)

**CLOAKROOM** 7' 1" x 3' 3" (2.16m x 0.99m)

**LANDING**

**BEDROOM ONE** 13' 9" x 11' 7" (4.19m x 3.53m)

**ENSUITE SHOWER**

**BEDROOM TWO** 13' 11" x 11' 4" (4.24m x 3.45m)

**BEDROOM THREE** 12' 0" x 10' 09" (3.66m x 3.28m)

**BEDROOM FOUR** 12' 8" x 8' 9" (3.86m x 2.67m)

**FAMILY BATHROOM**

**GARAGE** 17' 4" x 8' 7" (5.28m x 2.62m)

**AGENTS NOTES** Council tax band C



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 E

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	78   C	
55-68	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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