

£300,000
18 Elsfred Road
Hill Head, PO14 3NJ

PROPERTY SUMMARY

Offered with no forward chain, this well-presented three-bedroom house is located in the sought-after area of Hill Head, within easy reach of the coast, local schools and shops. The property features a welcoming entrance hallway leading to a refitted modern kitchen and a spacious lounge/dining room with useful under-stair storage and access to the rear garden. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Outside, the home benefits from a private rear garden, a driveway providing off-road parking, and a garage in a nearby block. This attractive home is ideal for first-time buyers, young families, or downsizers seeking a property in a desirable coastal location that they can put their own stamp on. Call us now in our Stubbington Branch to book in your viewing today and avoid missing out.

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HALLWAY 11' 7" x 5' 6" (3.53m x 1.68m)

LIVING ROOM 16' 3" x 14' 9" (4.95m x 4.5m)

KITCHEN 9' 10" x 8' 5" (3m x 2.57m)

LANDING

MASTER BEDROOM 10' 3" x 9' (3.12m x 2.74m)

BEDROOM TWO 10' 7" x 10' (3.23m x 3.05m)

BEDROOM THREE 7' 1" x 6' 11" (2.16m x 2.11m)

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

OUTSIDE

REAR GARDEN

DRIVEWAY

GARAGE IN BLOCK 16' 3" x 8' 1" (4.95m x 2.46m)



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 C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 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.

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.

**Jeffries
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