



**£485,000**  
**23 Grindall Field**  
PO17 6FF



## PROPERTY SUMMARY

We are pleased to present to the market this four bedroom semi detached house constructed in 2021. It is within easy walking distance of the historic village of Wickham which offers all local amenities including doctors and dentist surgery and a good selection of shops, pubs and restaurants. The property comprises a living room, kitchen/diner, a cloakroom and four bedrooms, an en-suite and family bathroom to the first floor. Outside, there is a carport for parking for two vehicles, a garage and an enclosed attractive rear garden. It is well presented throughout so viewing is very highly recommended, please call our Fareham Office to arrange a viewing.





**ENTRANCE HALL**

**WC**

**LIVING ROOM** 19' 02" x 12' 01" (5.84m x 3.68m)

**KITCHEN/DINER** 15' 05" x 12' 03" (4.7m x 3.73m)

**LANDING**

**BEDROOM 1** 11' 1" x 10' 3" (3.38m x 3.12m)

**ENSUITE** 11' 01" x 4' 09" (3.38m x 1.45m)

**BEDROOM 2** 15' 06" x 9' 08" (4.72m x 2.95m)

**BEDROOM 3** 11' 6" x 8' 7" (3.51m x 2.62m)

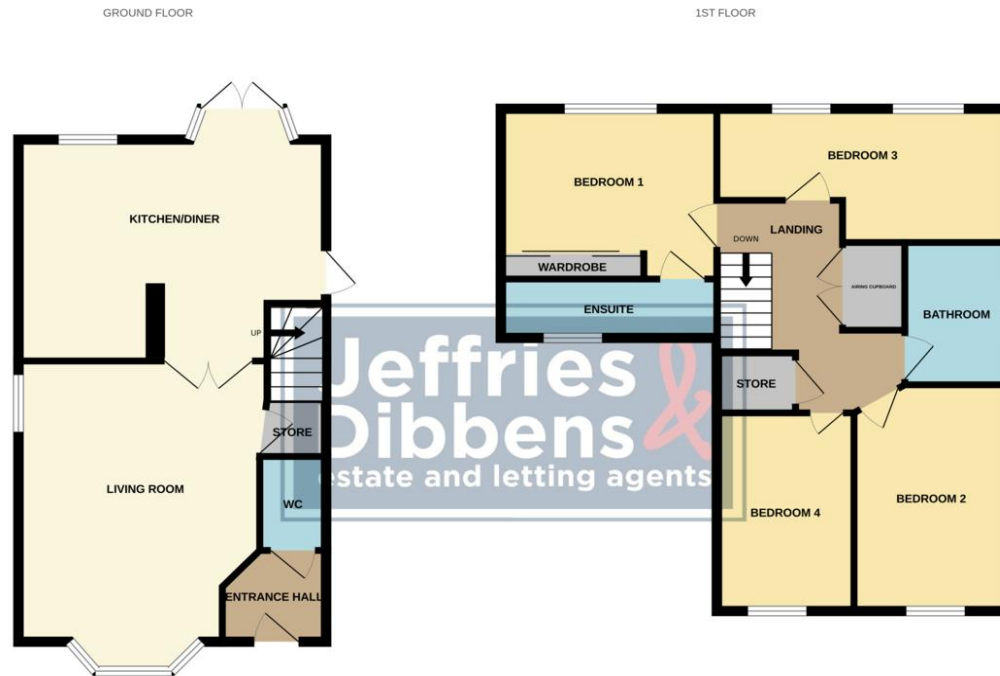
**BEDROOM 4** 8' 10" x 6' 06" (2.69m x 1.98m)

**BATHROOM** 7' 06" x 6' 03" (2.29m x 1.91m)

**REAR GARDEN**

**CAR PORT**

**GARAGE** 20' 03" x 10' 0" (6.17m x 3.05m)



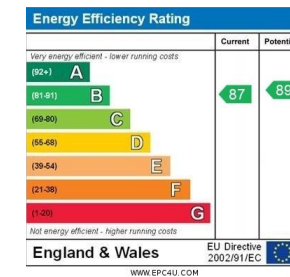
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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**  
Winchester City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band E

**VIEWINGS**  
By prior appointment only



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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