



14 Dene Hollow, Drayton, Hampshire, PO6 1HP

TOWN & COUNTRY
SOUTHERN

- £500,000 Freehold
- Council Tax Band E
- Detached 2 Bedroom Bungalow
- Popular Cul-de-sac Location
- Double Garage and Workshop
- Larger than Average Rear Gardens
- Viewing Highly Recommended

Town & Country Southern have pleasure in offering for sale a two-bedroom, detached bungalow which is situated in a popular elevated, cul-de-sac location yet within easy access of local shopping amenities, bus routes, recreation grounds, commutable road links and schools. The accommodation provides 1186 sq ft of living space including garaging and comprises; hallway, two double bedrooms, shower room, sitting room, kitchen and lobby on the ground floor. The property is offered with gas fired central heating, double glazing, fitted floor coverings throughout, off road parking, a garage, larger than average side and rear gardens and with no forward chain. Early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

TO FIND THE PROPERTY: From our office proceed along the Havant Road in an easterly direction taking the second road on the left-hand side into Portsdown Avenue, turn right into Solent Road then first right into Dene Hollow where No.14 can be found at the end of the close.



COVERED PORCH ENTRANCE: Double glazed front door with window to the side leading to:

HALLWAY: Wood effect laminate flooring, doors to primary rooms.

LOUNGE / DINING ROOM: 19'7" x 12'11" Dual aspect room with double glazed window to side aspect and bow window to side, wood effect laminate flooring., smooth skimmed coved ceiling with twin ceiling light pendants, radiator., door to:

KITCHEN: 11'8" x 8'10" Range of matching wall and floor units, ceramic tiled splashbacks, inset four ring ceramic hob with electric double oven under and extractor hood over , inset single drainer sink unit, wall mounted Vaillant combination boiler supplying central heating and hot water (not tested), space and plumbing for washing machine, space for under counter fridge, double glazed window to the side aspect, radiator, door to lobby.

LOBBY: Double glazed patio doors to side, lighting.

BEDROOM 1: 16'8" x 12'7" Double glazed bay window over looking the rear garden, ceiling coving, dado rail, radiator.

BEDROOM 2: 12'2" x 9'0" Dual aspect with double glazed windows to the front and side, ceiling coving, radiator.

SHOWER ROOM: Refitted suite comprising: walk-in shower with mains shower over, vanity unit with wash hand basin and cupboards under, w.c., chrome heated towel rail, attractive ceramic wall and floor tiles, double glazed window to side aspect.

OUTSIDE: To the right hand side of the house is pedestrian gateway leading to the rear, the garden to the rear and the westerly facing side garden are mainly laid to lawn and enclosed by fencing, side door to workshop, to the front of the property is a brick paviour driveway providing off road parking for three vehicles and door to garage. .

WORKSHOP: 17'5" x 7'7" Side pedestrian door.

DETACHED DOUBLE GARAGE: 17'5" x 13'0" Up and over door.

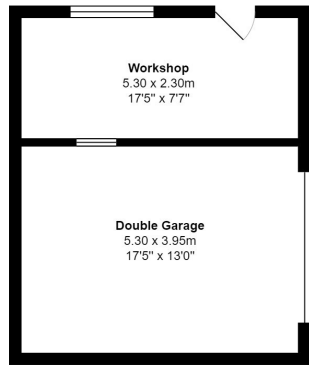
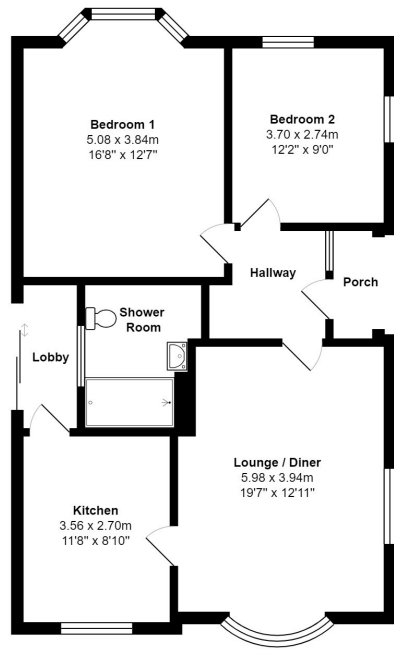
AGENTS NOTES:

Council Tax Band E - Portsmouth City Council

Broadband – ASDL/FTTC [Fibre Checker \(openreach.com\)](https://openreach.com)

Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://gov.uk/check-long-term-flood-risk.service.gov.uk))





Total Area: 110.0 m² ... 1184 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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