




Offer Over £350,000
Woodrow
Denmead, PO7 6YW

PROPERTY SUMMARY

We are pleased to present to the market this three bedroom terraced property located in quiet little cul-de-sac of Woodrow, Denmead. The properties accommodation comprises of a spacious lounge, dining room, fitted kitchen and downstairs WC. Ascending the stairs to the first floor you will find three good size bedrooms with en-suite to master and fitted bathroom. Other benefits include a rear garden with garage and off road parking. To arrange your viewing contact us today.

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PORCH Door though to:

LOUNGE 18' 2" x 15' 1" (5.54m x 4.6m) Bay window to front aspect, radiator, feature fireplace, door to garage and door stairs, door leading to:

DINING ROOM 9' 0" x 8' 10" (2.74m x 2.69m) Window to rear aspect, radiator, opening to:

KITCHEN 9' 8" x 9' 6" (2.95m x 2.9m) Window to rear aspect, door to rear garden, a range of wall and base units incorporating sink unit, integral washing machine, oven with hob and fan over, space for American style fridge freezer.

WC Heated towel rail, wash hand basin, W.C.

LANDING Access to all first floor rooms, access to loft, storage cupboard.

BEDROOM 1 13' 4" x 8' 11" (4.06m x 2.72m) Window to rear aspect, radiator, built in wardrobes, door to:

ENSUITE Window to rear aspect, heated towel rail, wash hand basin, shower cubicle, W.C.

BEDROOM 2 12' 8" x 8' 4" (3.86m x 2.54m) Window to front aspect, radiator.

BEDROOM 3 10' 2" x 9' 2" (3.1m x 2.79m) Window to front aspect, radiator.

BATHROOM Window to rear aspect, heated towel rail, panelled bath with shower over, wash hand basin, W.C.

OUTSIDE

REAR GARDEN Gated rear access, area laid to lawn, patio area, outside light and tap.

FRONT GARDEN Area laid to lawn, tarmac driveway providing off road parking and access to garage.

GARAGE 17' 2" x 8' 3" (5.23m x 2.51m) Up and over garage door, power and light, private door to lounge.



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 D

VIEWINGS
By prior appointment only

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

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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