

Offers over £325,000

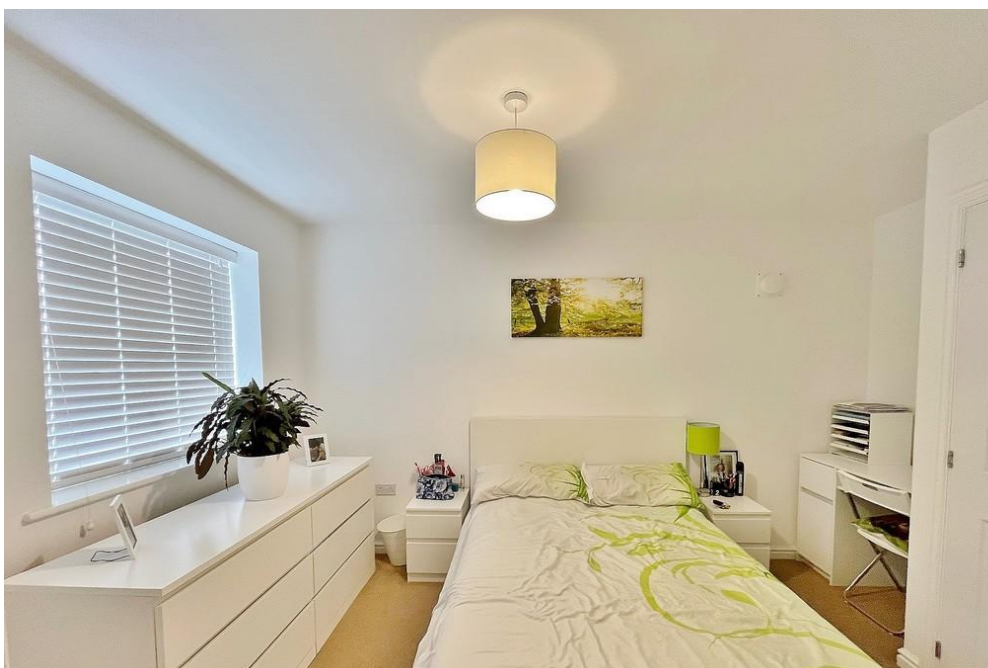
Acorn Drive

Hordean, PO8 0RF

PROPERTY SUMMARY

Offered with no forward chain we are delighted to offer for sale this modern 3 bedroom detached home located in the heart of Horndean village. Built only 10 years ago early interest is expected in this well presented family property. The property boasts 3 first floor bedrooms, 2 bathroom suites, a modern fitted kitchen, downstairs W.C and a good size lounge/diner. Externally there is a pleasant rear garden and a driveway providing off road parking. The property is conveniently located close to popular local schools, shops and facilities as well as fabulous access to the A3. To arrange your viewing contact us as sole agents today!





ENTRANCE HALL Radiator, doors to:

DOWNSTAIRS WC Window to front aspect, radiator, hand wash basin, W/C.

KITCHEN 13' 10" x 7' 8" (4.22m x 2.34m) Window to front aspect, radiator, range of wall and base units, 1 1/2 bowl sink with drainer unit, plumbing for washing machine, space for tumble dryer and free standing fridge freezer, integral oven and gas hob, wall mounted boiler.

LOUNGE/DINER 15' 6" x 14' 6" max (4.72m x 4.42m) French doors to rear garden, radiator, under stairs storage cupboard.

FIRST FLOOR LANDING Radiator, airing cupboard, access to loft, doors to:

BEDROOM 1 12' 11" x 9' 3" max (3.94m x 2.82m) Window to front aspect, radiator, fitted wardrobes, door to:

EN-SUITE Window to front aspect, radiator, shower cubical, hand wash basin, W/C.

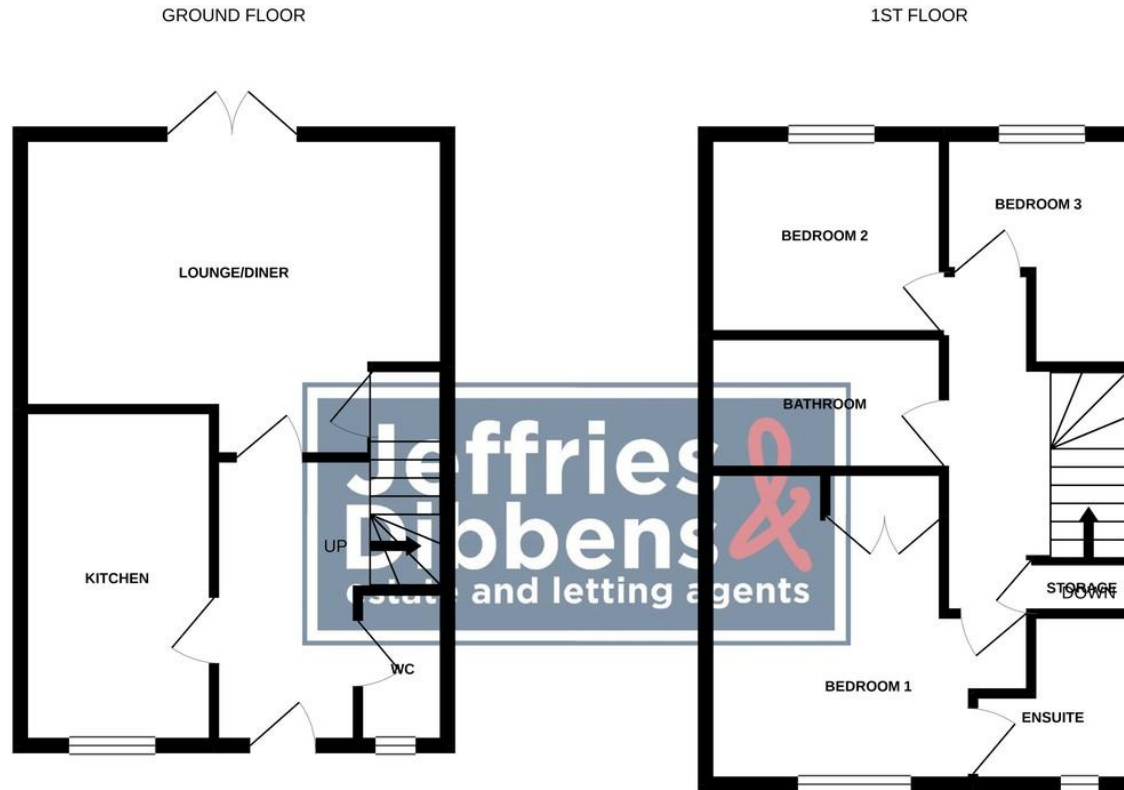
BEDROOM 2 10' 1" x 7' 9" (3.07m x 2.36m) Window to rear aspect, radiator.

BEDROOM 3 8' 5" x 7' 5" max (2.57m x 2.26m) Window to rear aspect, radiator.

BATHROOM Radiator, panel enclosed bath, hand wash basin, W/C.

GARDEN Mostly laid to lawn, patio area, gate providing access to driveway.

DRIVEWAY



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.
Made with Metropix

LOCAL AUTHORITY
East Hampshire District Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

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

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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