



**£284,200**  
**Letcombe Place**  
Hordean, PO8 0DE



## PROPERTY SUMMARY

Tucked away in a quiet cul-de-sac in the heart of Horndean village and boasting no forward chain Jeffries & Dibbens Estate Agents are delighted to offer for sale this well presented 2 bedroom end of terrace house in Letcombe Place. We believe this property to be an ideal first time or investment purchase and internal viewings are strongly recommended. The property has a large number of benefits including 2 double bedrooms, modern bathroom suite, modern kitchen/diner, large lounge and an additional WC. Externally there is a private rear garden overlooking woodlands and allocated parking. To arrange your viewing contact us as sole agents today!





**ENTRANCE HALL** Door to front, radiator, Amtico flooring (throughout the ground floor) doors to:

**WC** Window to front aspect, radiator, hand wash basin, WC.

**LOUNGE** 15' 04" max x 11' 11" max (4.67m x 3.63m) Window to front aspect, 2 radiators, under stair cupboard, stairs to first floor, door to:

**KITCHEN/DINER** 14' 11" x 9' 07" (4.55m x 2.92m) Window and double doors to rear garden, radiator, range of fitted cupboards, units and work surfaces, inset sink unit, integrated oven, hob and extractor, plumbing for washing machine & dishwasher, space for fridge freezer, wall mounted boiler, spot lighting.

**FIRST FLOOR** Landing - Access to loft, airing cupboard, doors to:

**BEDROOM 1** 14' 11" max x 14' 05" max (4.55m x 4.39m) Twin windows to front aspect, radiator, built in wardrobe.

**BEDROOM 2** 10' x 8' 03" (3.05m x 2.51m) Window to rear aspect, radiator.

**BATHROOM** Window to rear aspect, radiator, panelled bath with shower over, hand wash basin and WC with vanity surround and cupboards, part tiled.

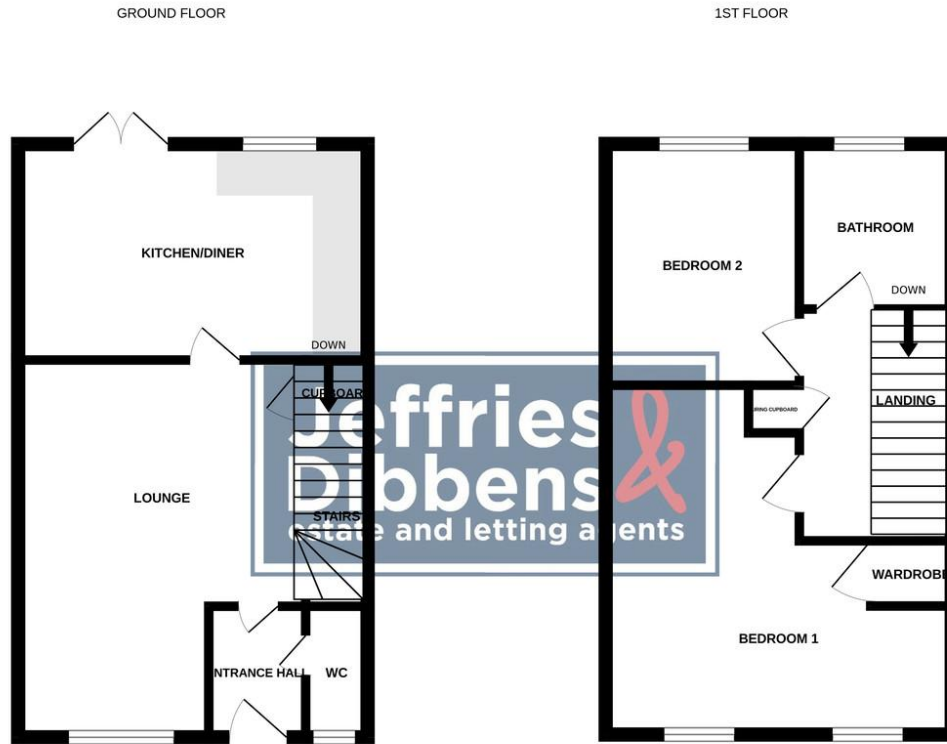
**OUTSIDE** Front - Small front garden with railings.

**REAR GARDEN** Mostly laid to slate style chippings with shrubs and flowers, patio area, gated access, outside tap, shed, outside light.

**PARKING** Allocated parking.

**AGENTS NOTE** We understand there is a yearly estate charge of approx. £416 pa.





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**  
East Hampshire District Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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