



**Guide Price £350,000**  
**Woodrow**  
Denmead, PO7 6YW



## PROPERTY SUMMARY

We are pleased to present to the market this attractive three bedroom semi-detached property located in quiet little cul-de-sac of Woodrow, Denmead. The property boasts 3 well proportioned first floor bedrooms, a bathroom suite, lounge, fitted kitchen and dining room. Externally there is a driveway providing off road parking and access to garage and a well maintained rear garden. Early interest is expected so to avoid disappointment call us as sole agents today!





**ENTRANCE HALL** Radiator and stairs leading to the first floor, door to:

**LOUNGE** 14' 7" x 14' 5" (4.44m x 4.39m) Window to the front aspect, radiator and opening to:

**DINING HALL** 10' 2" x 7' 10" (3.1m x 2.39m) Patio doors to the rear garden, radiator, under stairs storage cupboard and opening to:

**KITCHEN** 10' 2" x 6' 9" (3.1m x 2.06m) Window to the rear aspect, a range of wall and base units incorporating sink unit, integrated dishwasher, integral oven with hob and extractor over, space and plumbing for washing machine and fridge/freezer.

**LANDING** Access to loft, airing cupboard and window to the side aspect.

**BEDROOM 1** 12' 9" x 10' 11" (3.89m x 3.33m) Window to the front aspect, cupboard, radiator, built in wardrobe.

**BEDROOM 2** 9' 5" x 7' 4" (2.87m x 2.24m) Window to the rear aspect, radiator.

**BEDROOM 3** 7' 8" x 7' 6" (2.34m x 2.29m) Window to the rear aspect, radiator.

**BATHROOM** Panelled bath with shower over, wash hand basin, heated towel rail, extractor fan, W.C.

## **OUTSIDE**

**REAR GARDEN** Area laid to lawn, patio laid area, gated side access, outside tap.

**FRONT GARDEN** Area laid to lawn, patio laid area, off road parking, access to:

**GARAGE** Up and over garage door, power and light.



GROUND FLOOR

1ST FLOOR



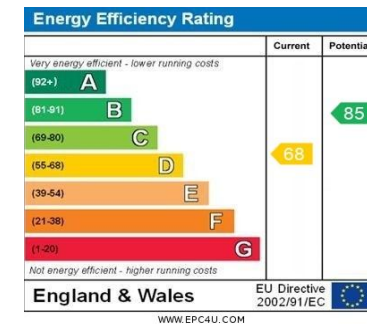
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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