



£279,500

Rookwood View

Denmead, PO7 6HT

PROPERTY SUMMARY

Located in the heart of Denmead village and boasting shopping facilities, health centre and bus routes just steps away, we are delighted to offer for sale this impressive 2 bedroom bungalow in Rookwood View. Rookwood View is a private development for independent living for people aged 55 years or older. The bungalow has been freshly re-decorated and re-carpeted throughout and has 2 well proportioned bedrooms, a modern shower room, fitted kitchen and a lounge. Externally parking is available and there is a private patio area within the communal gardens. Added attractions include 24 hour emergency pull cords and an on-site manager. Offered with no forward chain internal viewings are essential.





ENTRANCE HALL Access via double glazed upvc front door under a covered porch with external storage cupboard. Internal sliding glazed door leading to:

LOUNGE 13' 11" x 11' 7" (4.24m x 3.53m) Dual aspect upvc windows to front and side, radiator with individual thermostat, glass sliding door to:

INNER HALLWAY Airing cupboard, access to loft, doors to:

BEDROOM 1 13' 2" x 9' 3" (4.01m x 2.82m) Upvc window to front aspect, radiator with individual thermostat, wardrobe alcove.

BEDROOM 2 10' x 9' 2" (3.05m x 2.79m) Upvc window to rear aspect, radiator with individual thermostat.

SHOWER ROOM 6' 3" x 6' 1" (1.91m x 1.85m) Obscured double glazed window to rear, white suite consists of close coupled WC, pedestal hand basin, large shower tray with wall mounted shower unit, large bathroom wall panel, curved glass screen, handrails, grey wooden effect flooring, radiator with individual thermostat.

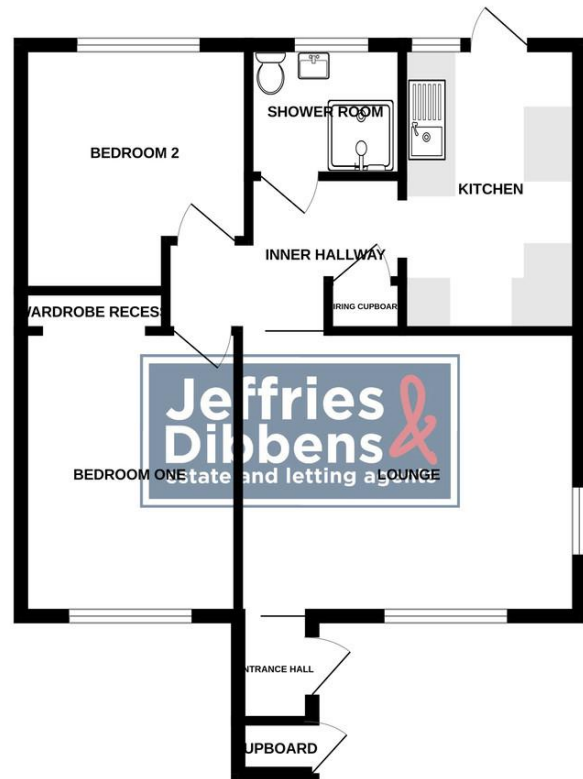
KITCHEN 11' 7" x 7' 3" (3.53m x 2.21m) Upvc door and window to rear aspect, wall mounted combi Worcester boiler fitted 2017, radiator with thermostat, Oak wall, floor and drawer units with light coloured worktop and tiling. Stainless sink/drain. Space and plumbing for washing machine, fridge freezer and gas point for cooker.

OUTSIDE Paved patio area to the rear. Communal garden space.

AGENTS NOTE Approx 93 years remaining on the lease;
Management/Service Charge £190.24 pcm



GROUND 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
Leasehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	74	
(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	
<small>WWW.EPC4U.COM</small>		

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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