



£289,995
Roselands
Lovedean, PO8 9QZ

PROPERTY SUMMARY

Jeffries & Dibbens Estate Agents are delighted to offer for sale this beautifully presented 2 bedroom property located in a popular area of Lovedean. We believe this property is an ideal first time or investment purchase and internal viewings are very strongly recommended. The property boasts 2 first floor double bedrooms with en-suite dressing facilities to the master bedroom, stunning bathroom suite, modern fitted kitchen, large lounge and a conservatory. Externally there is a large garage with driveway parking and a pleasant rear garden with decked area. Early interest is expected so to avoid disappointment contact Jeffries & Dibbens as sole agents today!





ENTRANCE HALL Radiator, opening to:

KITCHEN 9' 10" x 5' 11" (3m x 1.8m) Window to front, radiator, work surfaces incorporating sink unit, range of wall and base units with space for cooker, fridge/freezer and washing machine.

LOUNGE 16' 11" x 11' 9" (5.16m x 3.58m) Window to rear, two radiators, stairs to first floor, door to:

CONSERVATORY 13' 06" x 9' 03" (4.11m x 2.82m) Windows to all aspects, two radiators, doors to rear garden.

FIRST FLOOR Access to loft, door to:

BEDROOM 1 13' 11" x 10' 11" (4.24m x 3.33m) Window to rear, radiator, built in cupboard, opening to dressing area.

BEDROOM 2 9' 3" x 8' 7" (2.82m x 2.62m) Window to front, radiator, airing cupboard.

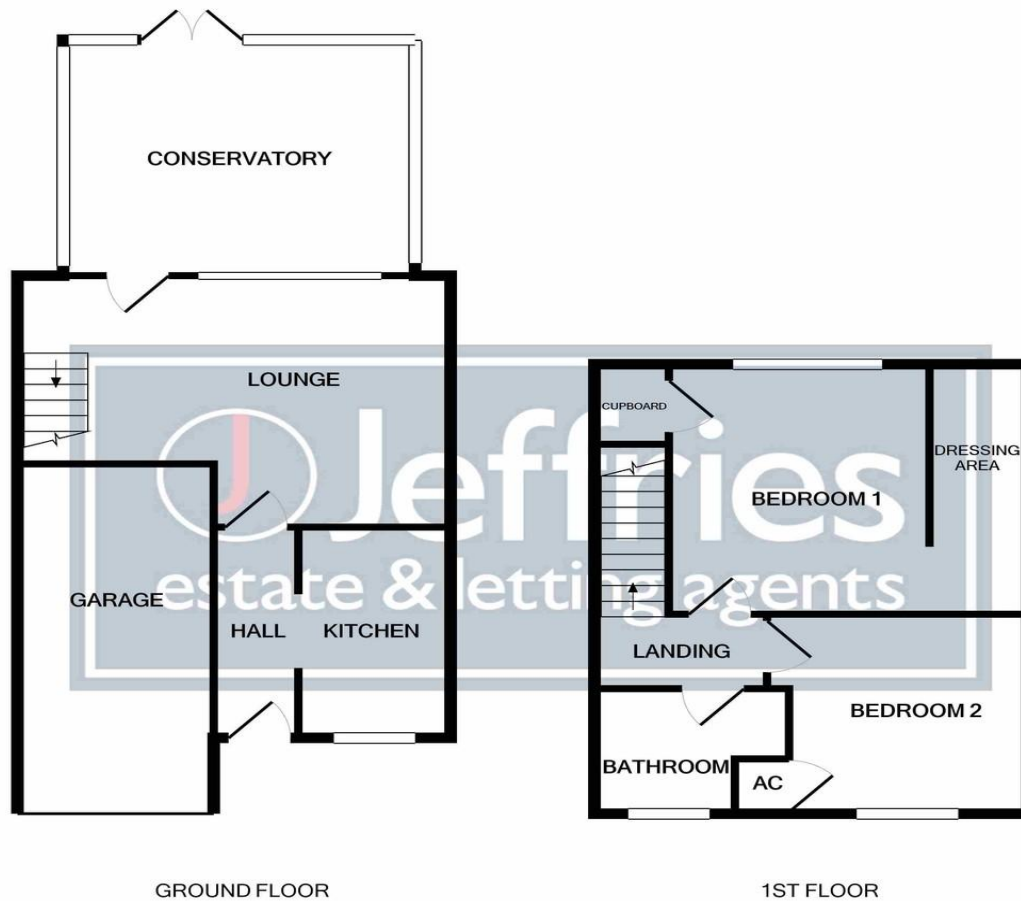
BATHROOM Window to front, heated towel rail, panelled bath with shower over, wash basin and W.C, fully tiled

OUTSIDE Front - Lawned front garden with pathway to front door, off road parking leading to:

REAR GARDEN Patio area, lawned garden with shrub borders and outside tap, decked area.

GARAGE Up and over door, light and power.





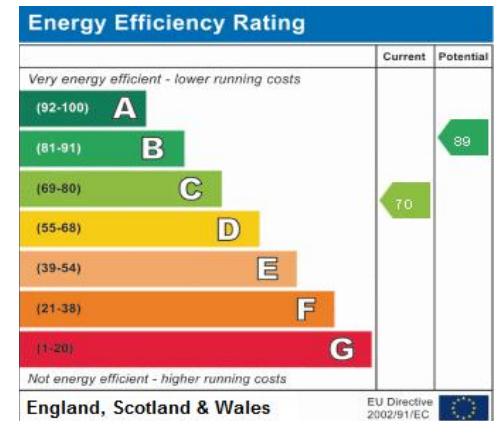
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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

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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