

**OIEO £300,000**

**Fir Tree Gardens**

Horndean, PO8 9HF



## PROPERTY SUMMARY

Offered for sale with no forward chain we are delighted to offer for sale this very well presented 3 bedroom property in Fir Tree Gardens. Tucked away in a quiet cul-de-sac and offering good access to several popular schools and green spaces we believe this spacious property will attract immediate interest. The property boasts 3 first floor bedrooms, a 4 piece bathroom suite, large lounge, ground floor WC and a modern kited kitchen/diner. Externally there is a well maintained rear garden and a garage with additional parking providing off road parking. To arrange your viewing contact us as sole agents today.





**PORCH** Windows to side and front aspect.

**LOUNGE** 18' 10" x 13' 0" (5.74m x 3.96m) Stairs case leading to first floor, window to front aspect, radiator, feature fire place.

#### **INNER HALLWAY**

**WC** Window to rear aspect, wash hand basin, W.C.

**KITCHEN/DINER** 15' 6" x 11' 3" (4.72m x 3.43m) Window to rear aspect, a range of wall and base units incorporating sink with drainer unit, space and plumbing for washing machine, space for oven, space for fridge and freezer, doors to rear garden.

**LANDING** Access to loft, storage cupboard.

**BEDROOM 1** 13' 6" x 9' 4" (4.11m x 2.84m) Window to front aspect, radiator, fitted wardrobe, built in wardrobe.

**BEDROOM 2** 11' 0" x 9' 5" (3.35m x 2.87m) Window to rear aspect, radiator, built in wardrobe.

**BEDROOM 3** 9' 1" x 8' 6" (2.77m x 2.59m) Window to front aspect, radiator.

**BATHROOM** Window to rear aspect, panelled bath, shower cubicle, wash hand basin, W.C.

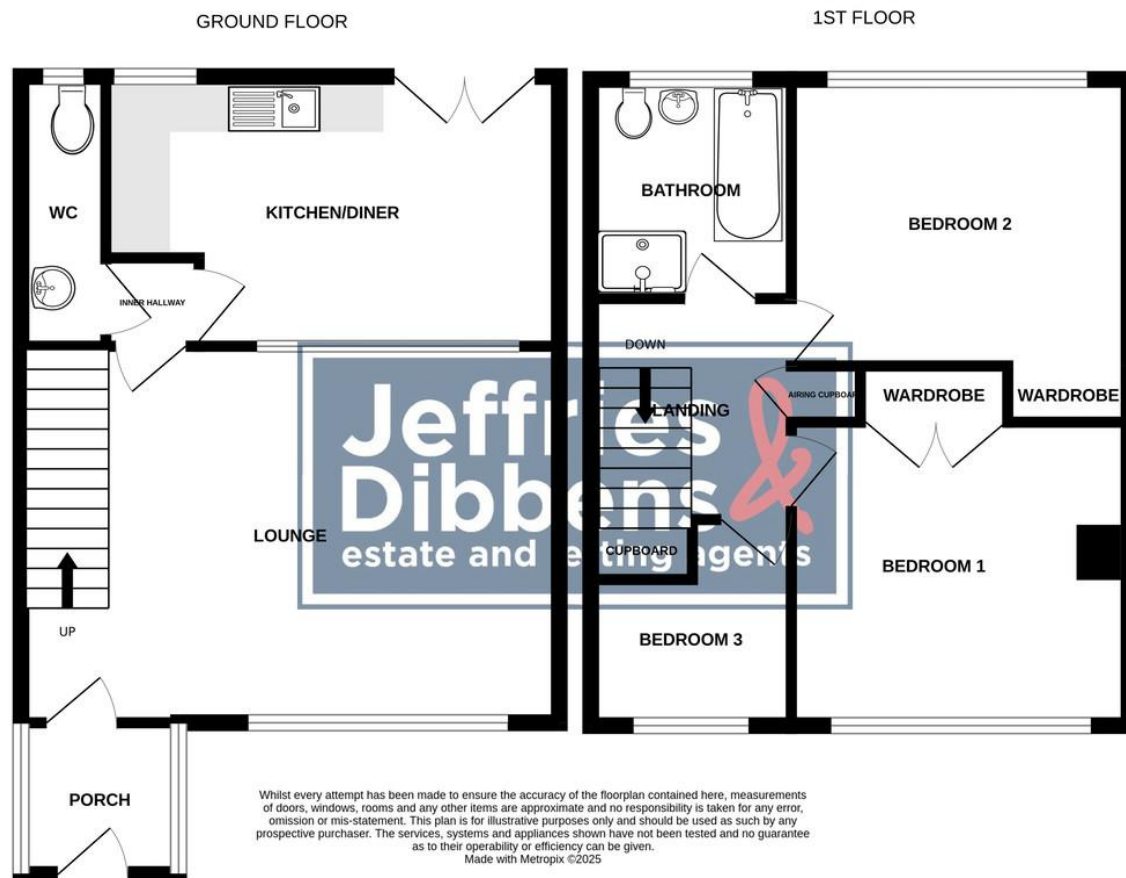
#### **OUTSIDE**

**REAR GARDEN** Mostly laid to lawn, gated side access, outside tap, decking area.

**FRONT GARDEN** Area laid to lawn, pathway leading to front door.

**GARAGE** Up and over garage door.





## LOCAL AUTHORITY

East Hampshire District Council

## TENURE

Freehold

## COUNCIL TAX BAND

Band C

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C	71	
(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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries & Dibb**  
estate and letting agents

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