

£405,000

Avocet Way

Horndean, PO8 9YE

PROPERTY SUMMARY

Popular Cul-de-sac location in Horndean, we are delighted to offer for sale this pleasant 3 bedroom Detached property in Avocet Way. The property has a large number of benefits including 3 first floor bedrooms, en-suite facilities to the master bedroom, family shower room, lounge and diner leading into the external garden, fitted kitchen and a downstairs WC. Externally the property has a lovely rear garden that is west facing with access to your own garage. Several popular schools are nearby and early interest is expected. Viewings can be arranged by contacting us as sole agents.





ENTRANCE HALL Window to side aspect, radiator, stairs to first floor, doors to:

WC Window to front aspect, heated towel rail, tiled flooring, WC, hand wash basin with mixer tap & cupboard under.

LOUNGE 17' 02" x 11' 11" (5.23m x 3.63m) Window to front aspect, radiator, electric fire, door to under stairs storage cupboard, double doors leading to dining room.

STORAGE CUPBOARD Under stairs storage housing electricals.

DINING ROOM 12' 01" x 8' 03" (3.68m x 2.51m) Double doors leading into rear garden, radiator, door to:

KITCHEN 12' 01" x 6' 07" (3.68m x 2.01m) Window to rear aspect, range of cupboards units & work surfaces with 1 1/2 sink bowls & integral draining board, wall mounted boiler with cupboard over, induction hob with hood above, eye level oven, eye level grill, integrated fridge, space and plumbing for dishwasher, door to garage.

FIRST FLOOR

LANDING Window to side aspect, loft hatch, door to:

MASTER BEDROOM 12' 00" x 11' 08" (3.66m x 3.56m) Window to front aspect, radiator, built in double wardrobes, door to:

ENSUITE Window to front aspect, heated towel rail, tiled flooring, extractor fan, shower cubicle with sliding door, vanity wash basin system with mixer tap cupboard under & WC.

BEDROOM 2 12' 00" x 8' 05" (3.66m x 2.57m) Window to rear aspect, radiator.

BEDROOM 3 9' 06" x 6' 08" (2.9m x 2.03m) Window to rear aspect, radiator.

STORAGE CUPBOARD Shelled storage cupboard.

BATHROOM Window to side aspect, heated towel rail, extractor fan, tiled flooring, panelled walk in shower cubicle, hand wash basin with mixer tap & cupboard under. WC.

OUTSIDE

FRONT Artificial grass area, outside light, patio step to front door, door to garage.

REAR GARDEN Mostly laid to lawn, patio area with awning, side access leading to front, outside tap, selection of mature trees & plants, shed, access to garage.

GARAGE Electrical up & over door, power, light, plumbing & space for washing machine, space for tumble dryer, space for free standing freezer, window & door to rear aspect into garden, parking in front.



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
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(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
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estate and letting agents

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