

£315,000

11 Catkin Grove

Hordean, PO8 0UW

PROPERTY SUMMARY

We are delighted to offer for sale this modern extended 2 bedroom semi-detached home located in the heart of Horndean village. Built only 10 years ago early interest is expected in this beautifully presented home. The property boasts 2 first floor bedrooms, walk in wardrobe, shower room, a modern fitted kitchen, good size lounge & sun room. Externally there is a pleasant rear garden, allocated car parking and a carport providing considerable off road parking. The property is conveniently located close to popular local schools, shops and facilities as well as fabulous access to the A3. To arrange your viewing contact us as sole agents today!

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ENTRANCE HALL Karndean flooring, stairs to first floor, understairs storage, door to:

LOUNGE 15' 02" x 12' 06" (4.62m x 3.81m) Window to rear aspect, 2 x radiators, Karndean flooring, electric fireplace, entrance to:

KITCHEN 10' 10" x 6' 06" (3.3m x 1.98m) Window to front aspect, Karndean flooring, range of wall and base units with a solid oak breakfast bar and work surfaces over, 1 bowl 1/2 ceramic sink unit with draining board, pull out larder cupboard, concealed wall mounted boiler, integrated fridge/freezer, space & plumbing for washing machine, space & plumbing for dishwasher, 4 ring gas hob with extractor hood above, twin eye level ovens.

SUN ROOM 12' 05" x 8' 03" (3.78m x 2.51m) Window to all aspects with blinds, radiator, Karndean flooring, spot lighting, bifold door into garden.

FIRST FLOOR

LANDING Loft access, storage cupboard, doors to:

SHOWER ROOM Window to rear aspect, radiator, extractor fan, vanity surround system with hand wash basin and taps, WC and wall and base units, walk in double shower with 2 shower heads.

BEDROOM 2 9' 01" x 7' 07" (2.77m x 2.31m) Window to rear, radiator, triple built in sliding mirrored wardrobes with built in censored lights.

BEDROOM 1 11' 11" x 8' 10" (34.11m x 2.69m) Window to front aspect, radiator, door to:

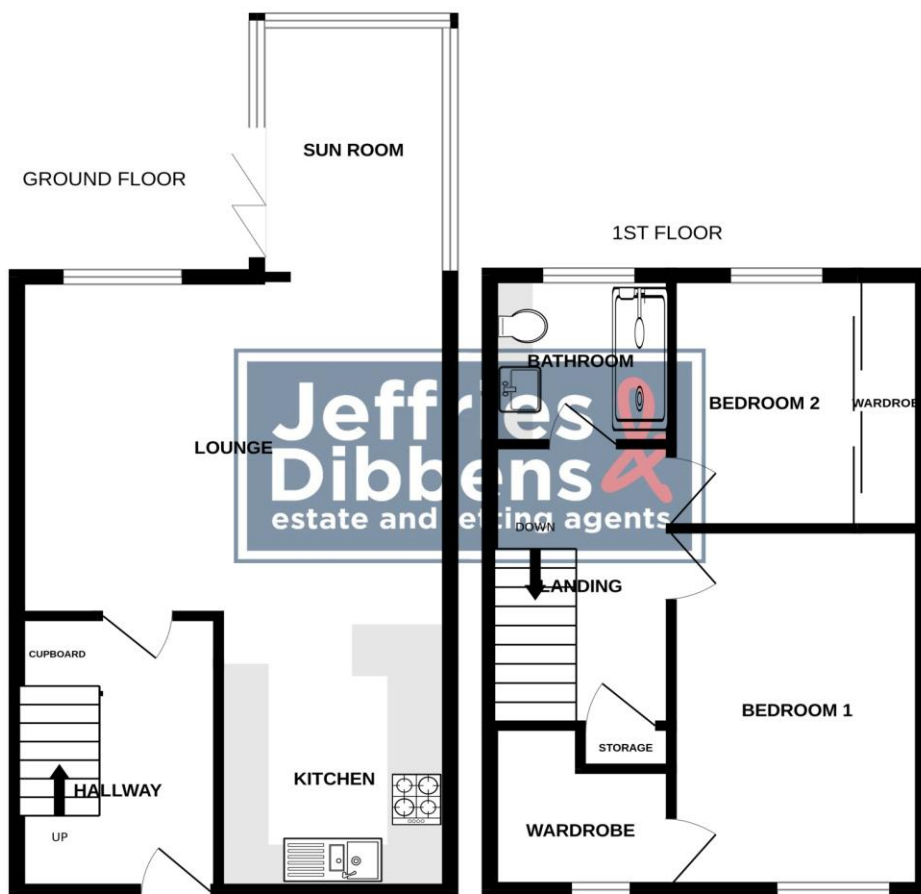
WALK IN WARDROBE Window to front aspect, radiator, extractor fan, spot lights, remote lighting, rails, shelves and draws for storage.

OUTSIDE

FRONT Allocated car parking space, carport, side access to rear garden, small garden area laid to tree bark and plants.

REAR GARDEN Porcelain tiled throughout, pergola with roof, decked area, remote controlled outside lighting, 2 x power points, outside tap, mature trees, shed, side access to front.

CARPORT



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

East Hampshire District Council

TENURE

Freehold

COUNCIL TAX BAND

Band C

VIEWINGS

By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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