



GUIDE PRICE

**£330,000**

**The Heath**

Denmead, PO7 6JT



## PROPERTY SUMMARY

Tucked away in a quiet cul-de-sac in the heart of Denmead village we are delighted to offer for sale this 3 bedroom property in The Heath. This charming family home is an ideal first purchase and internal viewings are essential to fully appreciate all that is on offer here. The property boasts 3 first floor bedrooms, bathroom suite, lounge, conservatory, WC and a lovely open plan kitchen/diner. Externally there is a good sized rear garden and a garage situated close by and providing off road parking. Denmead village shops are just a short distance away as are the popular local schools. Early viewing is advised.







**ENTRANCE HALL** Radiator, under stair cupboard, wooden flooring, doors to:

**LOUNGE** 12' 09" x 10' 06" (3.89m x 3.2m) Window to front aspect, radiator, double doors to kitchen/diner.

**KITCHEN/DINER** 16' 10" x 10' 07" (5.13m x 3.23m) Window and double doors to rear, floor to ceiling radiator, matching wooden flooring, range of fitted cupboards, units and work surfaces with 1 1/2 bowl sink unit with mixer tap, integrated oven and hob, space for fridge freezer, breakfast bar.

**CONSERVATORY** 17' x 8' 01" (5.18m x 2.46m) Windows and double doors to rear garden, radiator, light and power, utility area with work surface, cupboard, plumbing for washing machine and space for tumble dryer, door to:

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

**FIRST FLOOR** Landing - Airing cupboard, access to loft, doors to:

**BEDROOM 1** 10' 01" x 10' + wardrobes' (3.07m x 3.05m) Window to rear aspect, radiator, built on wardrobes.

**BEDROOM 2** 10' 11" x 9' 07" (3.33m x 2.92m) Window to front aspect, radiator.

**BEDROOM 3** 7' 10" x 6' 11" (2.39m x 2.11m) Window to front aspect, radiator.

**BATHROOM** Window to rear aspect, heated towel rail, panelled bath with shower over, WC, hand wash basin, part tiled.

**OUTSIDE** Front - Lawned front garden.

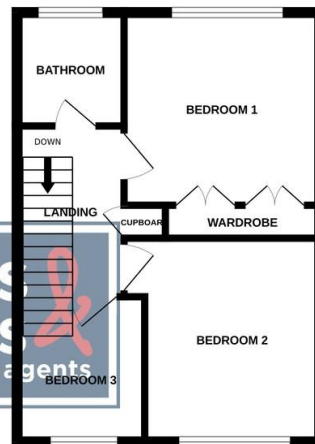
**REAR GARDEN** Mostly laid to lawn, decked area, gated side access.

**GARAGE** Up and over door.

GROUND FLOOR



1ST FLOOR



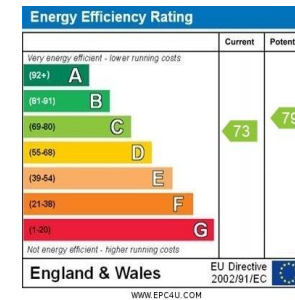
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**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.

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.

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