

# PROPERTY SUMMARY

No Forward Chain! Located in close proximity to Cams Hill Secondary School, local shops and coastal walks, Jeffries & Dibbens is delighted to offer to the market this three bedroom family home in the sought after Birdwood Grove. The downstairs comprises a spacious lounge, a fitted kitchen, utility area and also a separate dining room. Upstairs boasts three double bedrooms and a family bathroom. Externally, there is a west facing rear garden and off road parking to the front. This is one not to miss out on, so call us now to arrange your viewing!

















### HALL

**LOUNGE** 13' 0" x 12' 8" (3.96m x 3.86m)

**DINING ROOM** 12' 4" x 10' 0" (3.76m x 3.05m)

**KITCHEN** 10' 8" x 8' 8" (3.25m x 2.64m)

**UTILITY AREA** 11' 1" x 3' 3" (3.38m x 0.99m)

LANDING

**BEDROOM 1** 14' 8" x 13' 6" (4.47m x 4.11m)

**BEDROOM 2** 12' 3" x 12' 0" (3.73m x 3.66m)

**BEDROOM 3** 9' 2" x 8' 8" (2.79m x 2.64m)

**BATHROOM** 6' 3" x 6' 0" (1.91m x 1.83m)

**GARDEN** 

**DRIVEWAY PARKING** 

GROUND FLOOR 1ST FLOOR



Whitst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, norms and any other items are approximate and no responsibility is taken for any error, prospective purchaser. The services, specime and applicance shown have not been tested and no guarante as to their operability or efficiency can be given.

#### LOCAL AUTHORITY

Fareham Borough Council

### **TENURE**

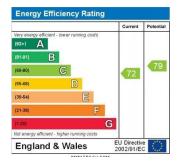
Freehold

### **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 leg all obligations under the Money Laundering, Terror ist 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.



## **OFFICE ADDRESS**

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## CONTACT

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