



**£329,950**  
**44 Wild Ridings**  
PO14 3BU

## PROPERTY SUMMARY

Jeffries & Dibbens is delighted to welcome to the market this semi-detached three bedroom family home, in close proximity to local shops and to several local schools using the footpaths. The downstairs comprises a spacious lounge/dining area with access to the garden, a contemporary fitted kitchen and a WC. Upstairs boasts three bedrooms and a modern shower room. Externally, there is a generous rear garden with a greenhouse and a storage shed, secure side access, a garage in a block, as well as off road parking on the driveway to the front. We strongly recommend all those who are interested to call our Fareham office now to arrange your viewing!

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## ENTRANCE HALL

**LOUNGE/DINNING ROOM** 25' 11" x 10' 4" (7.9m x 3.15m)

**KITCHEN** 8' 4" x 7' 10" (2.54m x 2.39m)

**WC** 6' 3" x 2' 3" (1.91m x 0.69m)

## LANDING

**BEDROOM ONE** 11' 10" x 10' 4" (3.61m x 3.15m)

**BEDROOM TWO** 11' 3" x 10' 4" (3.43m x 3.15m)

**BEDROOM THREE** 8' 4" x 7' 10" (2.54m x 2.39m)

**BATHROOM** 6' 1" x 5' 9" (1.85m x 1.75m)

## GARAGE

## REAR GARDEN





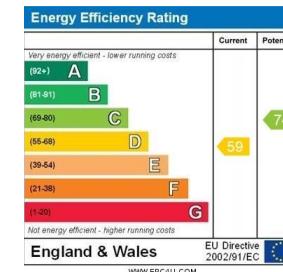
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is in no way contractual and should be used as such by 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**  
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 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.