

Guide Price

£340,000 - £350,000

Merchistoun Road

Horndean, PO8 9NF

Guide Price £340,000 - £350,000. Offered for sale with no forward chain and located within walking distance of several very popular schools, we are delighted to offer for sale this 3 bedroom semi detached house in Horndean. There are a large number of benefits with this property and internal viewings are strongly advised. The property boasts 3 well proportioned first floor bedrooms, a first floor bathroom suite, large bright and airy lounge, fitted kitchen/diner and an additional WC/utility room. Externally there is a good sized rear garden with large shed and off road parking to the front. We believe this property is an ideal first purchase or for those with young families. Contact us as sole agents today!





ENTRANCE HALL Door to front aspect, radiator, wooden flooring, meter cupboard, storage cupboard, stairs to first floor, doors to:

LOUNGE 16' 11" x 10' 09" (5.16m x 3.28m) Windows to front and rear aspects, radiator, wooden flooring.

WC/UTILITY Window to side aspect, radiator, WC, cupboards and units with work surfaces and inset sink unit and mixer tap, plumbing for washing machine, space for tumble dryer.

KITCHEN/DINER 15' 1" x 10' 02" (4.6m x 3.1m) Windows to side and rear aspects, door to rear garden, range of cupboards, units and work surfaces with inset sink unit and mixer tap, space for cooker with extractor over, space for fridge, under stair cupboard with space for fridge freezer, wall mounted boiler (fitted in 2024), wooden flooring.

FIRST FLOOR Landing - Window to rear aspect, access to loft, doors to:

BEDROOM 1 13' 09" max x 10' 10" max (4.19m x 3.3m) Window to front aspect, radiator, over stair cupboard, wooden flooring.

BEDROOM 2 12' x 7' 10" (3.66m x 2.39m) Windows to front and side aspects, radiator, built in cupboard, built in wardrobe, wooden flooring.

BEDROOM 3 9' 04" x 8' 06" (2.84m x 2.59m) Window to side aspect, radiator, wooden flooring.

BATHROOM Window to rear aspect, radiator, panelled bath with shower over, hand wash basin, WC.

OUTSIDE Front - Lawned front garden, own driveway providing off road parking, outside tap and lighting, gated side access to:

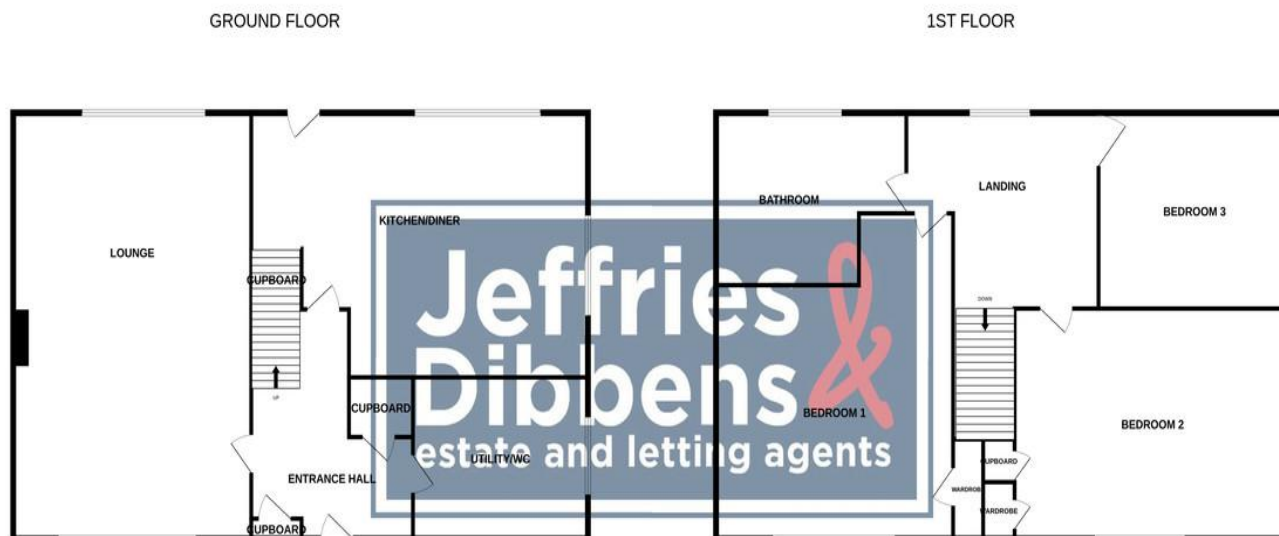
REAR GARDEN Large rear garden which is mostly laid to lawn and has a patio area, outside tap, brick shed, large wooden shed.

LOCAL AUTHORITY
East Hampshire District Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		83
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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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