



£318,500

Yew Tree Gardens

Denmead, PO7 6LH

PROPERTY SUMMARY

No forward chain! We are pleased to present to the market this attractive three bedroom semi-detached property in this sought after cul-de-sac of Yew Tree Gardens, Denmead. The property boasts 3 well proportioned first floor bedrooms, a bathroom suite, lounge/dining room, fitted kitchen. The rear garden is fully enclosed with patio area and a number of raised beds and a garage is situated in block close by. Early interest is expected so to avoid disappointment call us as sole agents today!

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PORCH Door to front, windows to post aspect, door to:

ENTRANCE HALL Radiator, stairs to landing, door to:

LOUNGE/DINER 23' 10" x 13' 1" (7.26m x 3.99m) Window to front aspect with patio doors to rear garden, two radiators, opening to:

KITCHEN 10' 2" x 8' 6" (3.1m x 2.59m) Window to rear aspect, a range of wall units and base units with sink unit, wall mounted, space and plumbing for washing machine, Electric hob with extractor hood over and oven below, storage cupboard.

LANDING Access to loft space, airing cupboard.

BEDROOM 1 13' 5" x 9' 8" (4.09m x 2.95m) Window to front, radiator.

BEDROOM 2 10' 5" x 9' 10" (3.18m x 3m) Window to rear, fitted wardrobe, radiator.

BEDROOM 3 8' 2" x 6' 2" (2.49m x 1.88m) Window to front, radiator.

BATHROOM Window to rear aspect, heated panelled bath with shower over, wash hand basin, heated towel rail, W.C

OUTSIDE

FRONT GARDEN Area laid to lawn, gated side access to rear garden.

REAR GARDEN Fully enclosed rear garden, patio area laid to lawn, outside tap.



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.

LOCAL AUTHORITY

Winchester City Council

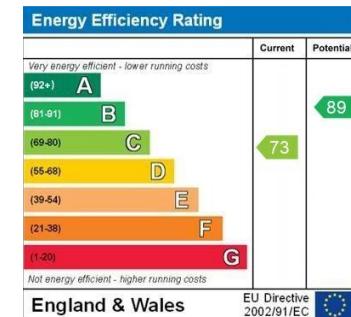
TENURE
Freehold

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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