



£375,000

The Meadow

Denmead, PO7 6YJ

PROPERTY SUMMARY

No forward chain. We are pleased to present to the market this three bedroom detached property located in quiet little cul-de-sac of The Meadow, Denmead. The properties accommodation comprises of a dual aspect lounge/diner, fitted kitchen, ascending the stairs to the first floor you will find three double bedrooms and fitted family bathroom. Other benefits include a well maintained rear garden with garage and off road parking to the front. To arrange your viewing contact us today.





ENTRANCE PORCH Window to side aspect, radiator. Inner door to:

LOUNGE/DINER 22' 10" x 10' 1" (6.96m x 3.07m) Windows to front and rear aspect, 2 radiators front and rear, stairs leading to first floor, door to:

KITCHEN 9' 3" x 7' 3" (2.82m x 2.21m) Window to rear aspect, door accessing to rear garden, a range of wall and base units incorporating sink unit, space and plumbing for washing machine and fridge freezer, space for cooker with fan over, wall mounted combi boiler set in cupboard.

LANDING Access to loft via a hatch, airing cupboard.

BEDROOM 1 11' 3" x 9' 5" (3.43m x 2.87m) Window to front aspect, radiator.

BEDROOM 2 9' 6" x 9' 5" (2.9m x 2.87m) Window to rear aspect, wardrobes, radiator.

BEDROOM 3 8' 9" x 8' 5" (2.67m x 2.57m) Window to front aspect, radiator.

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

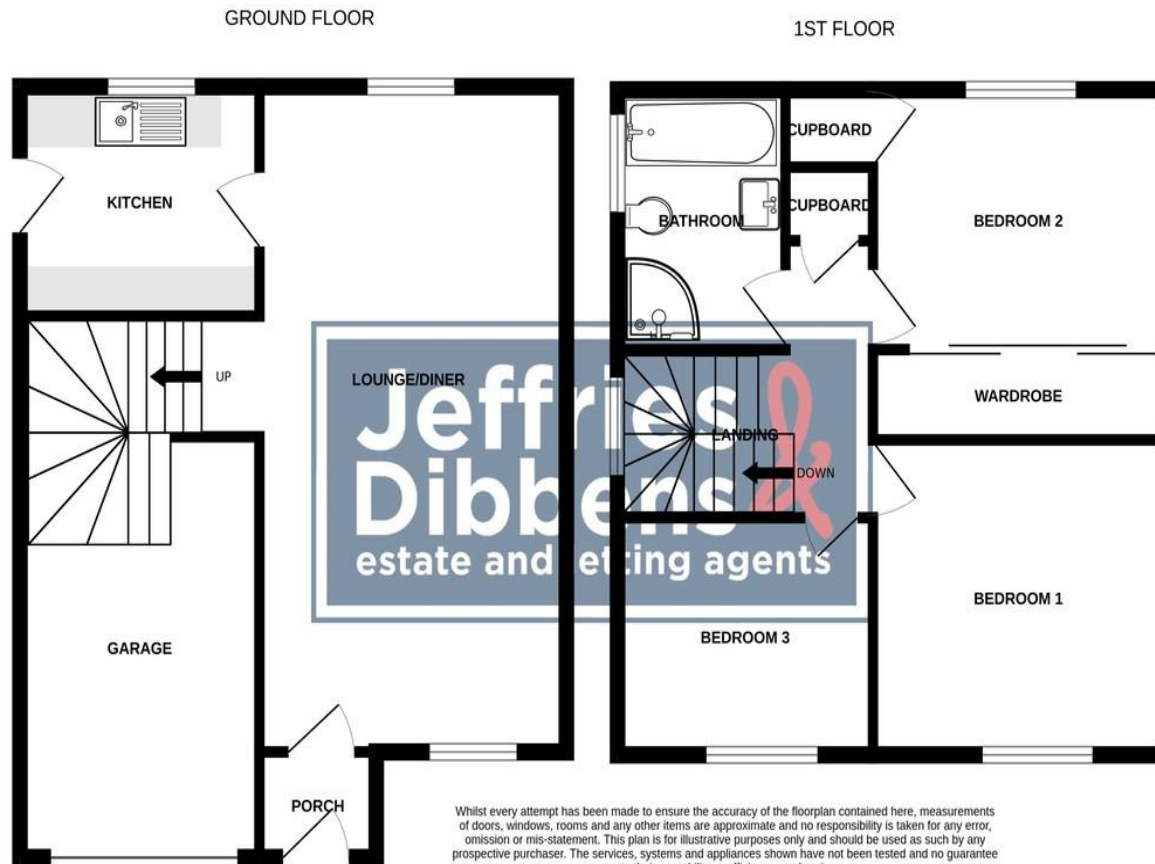
OUTSIDE

REAR GARDEN Area laid to lawn, patio area, pathway leading to wooden storage shed with lawn area, gated access to front.

FRONT GARDEN Tarmac driveway providing off road parking, access to garage.

GARAGE Up and over garage door.





LOCAL AUTHORITY
Winchester City Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 85 |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |

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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