



**£375,000**

**Yew Tree Gardens**

Denmead, PO7 6LH

## PROPERTY SUMMARY

We are pleased to present to the market this wonderful three bedroom extended semi detached property located in Yew Tree Gardens, Denmead. The properties accommodation comprises of open plan lounge, modern fitted kitchen, downstairs WC/utility room, three good size bedrooms and modern fitted bathroom. Externally there are gardens to the front and the rear. The property is conveniently located close to local schools, shops and leisure facilities and early interest is expected.





**ENTRANCE HALL** Stairs to first floor, door to:

**LOUNGE** 18' 6" x 13' 0" (5.64m x 3.96m) Window to front aspect, two radiators, opening to:

**KITCHEN/DINER** 15' 10" x 14' 4" (4.83m x 4.37m) Rear aspect bi-folding doors to garden, roof lantern, feature radiator, range of wall and base units with one and a half sink unit with mixer tap. breakfast bar, twin ovens, soft close doors, full height integral fridge and freezer, integral dish washer, door to:

**WC/UTILITY ROOM** Wash hand basin, space and plumbing for washing machine and tumble dryer with work top over, wash hand basin, under stairs cupboard.

**FIRST FLOOR LANDING** Access to loft with pull down ladder, doors to:

**BEDROOM 1** 13' 5" x 9' 9" (4.09m x 2.97m) Window to front aspect radiator.

**BEDROOM 2** 10' 2" x 9' 9" (3.1m x 2.97m) Window to rear aspect, radiator, fitted cupboard.

**BEDROOM 3** 8' 3" x 6' 3" (2.51m x 1.91m) Window to front aspect, radiator.

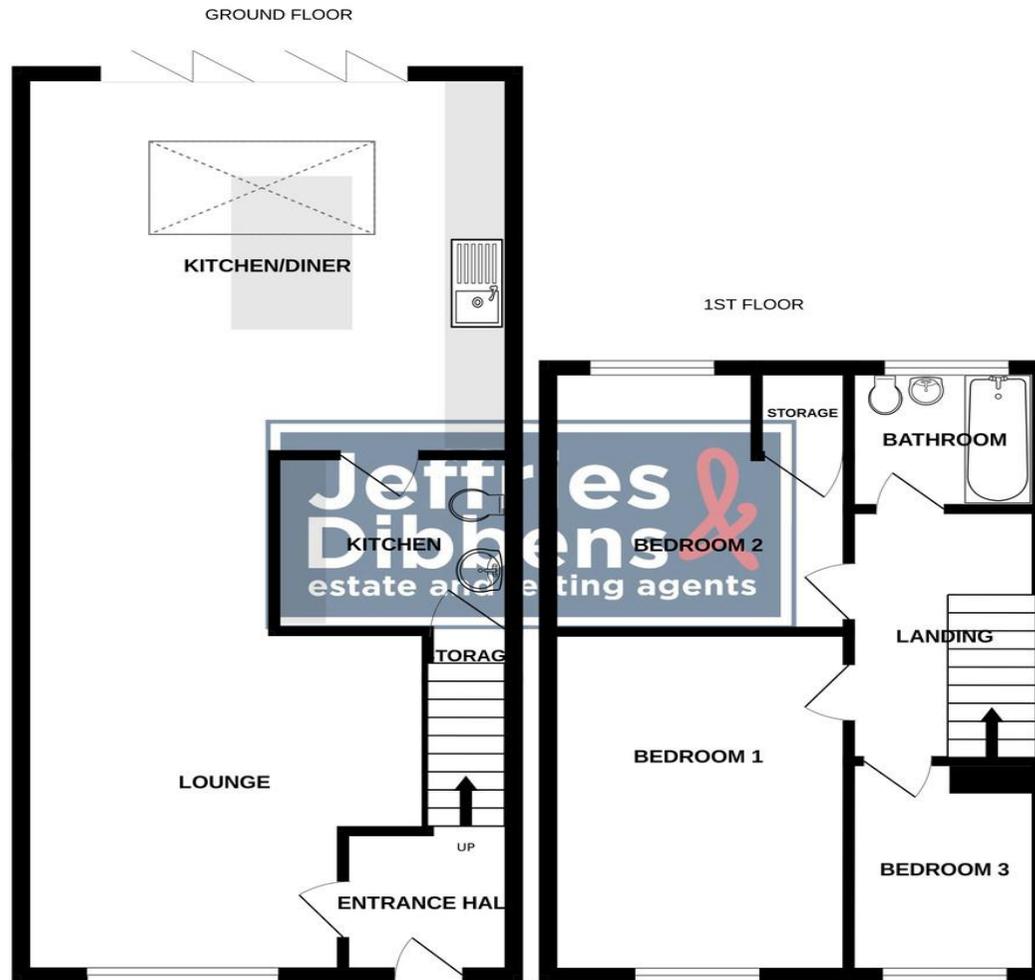
**BATHROOM** Window to rear aspect, wash hand basin, p-shaped bath with shower over, W.C heated towel rail.

#### **OUTSIDE**

**REAR GARDEN** Area laid to lawn, patio area, gated side access to the front.

**FRONT GARDEN** Area laid to lawn.





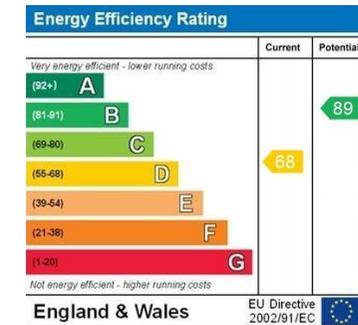
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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