


**£295,000**

**6 Lesser Horseshoe Close**

Knowle, PO17 5FE

**\*\*Draft Particulars\*\*** Situated in Lesser Horseshoe Close in the sought after Knowle Village, this end of chain three bedroom family home is now available to the market! The property comprises a fitted kitchen, a spacious lounge/diner, a WC, three bedrooms, an ensuite shower room to the main bedroom, and a family bathroom. Externally, there is a low maintenance garden with rear access, and resident parking to the front. We highly advise all those who are interested to call our Fareham office to arrange your viewing now!

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## HALL

**WC** 5' 6" x 3' 2" (1.70m x 0.98m)

**KITCHEN** 13' 5" x 8' 0" (4.09m x 2.45m)

**LOUNGE/DINER** 15' 9" x 15' 5" (4.82m x 4.70m)

## LANDING

**BEDROOM ONE** 9' 2" x 11' 8" (2.81m x 3.58m)

**ENSUITE** 10' 4" x 3' 3" (3.17m x 1.01m)

**BEDROOM TWO** 10' 4" x 8' 4" (3.16m x 2.55m)

**BEDROOM THREE** 7' 1" x 6' 9" (2.16m x 2.08m)

**BATHROOM** 6' 5" x 8' 3" (1.96m x 2.54m)

## GARDEN

## RESIDENT PARKING

**AGENTS NOTE** Property details have not been verified by the owner



GROUND FLOOR

1ST FLOOR



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 D

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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