


£395,000

60 Whichers Gate Road

Rowlands Castle, PO9 6BB

PROPERTY SUMMARY

This charming semi-detached period home is in excellent condition and ideally located less than a mile from the village green. Inside, there's an open-plan living space with a spacious lounge and dining area featuring a cosy log burner, a modern kitchen with a fitted cooker and hob that flows into the conservatory and a ground-floor bathroom. Upstairs, you'll find three generously sized bedrooms, including a master with en-suite. Outside, there's a large southerly facing garden with outbuildings and a Summer House and open rural views. Viewing is highly recommended.

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ENTRANCE

DINING ROOM 12' 0" x 9' 6" (3.66m x 2.9m)

LOUNGE 12' x 12' (3.66m x 3.66m)

KITCHEN 18' 1" x 12' (5.51m x 3.66m)

CONSERVATORY 15' 4" x 9' 5" (4.67m x 2.87m)

BATHROOM 8' 3" x 5' 1" (2.51m x 1.55m)

LANDING

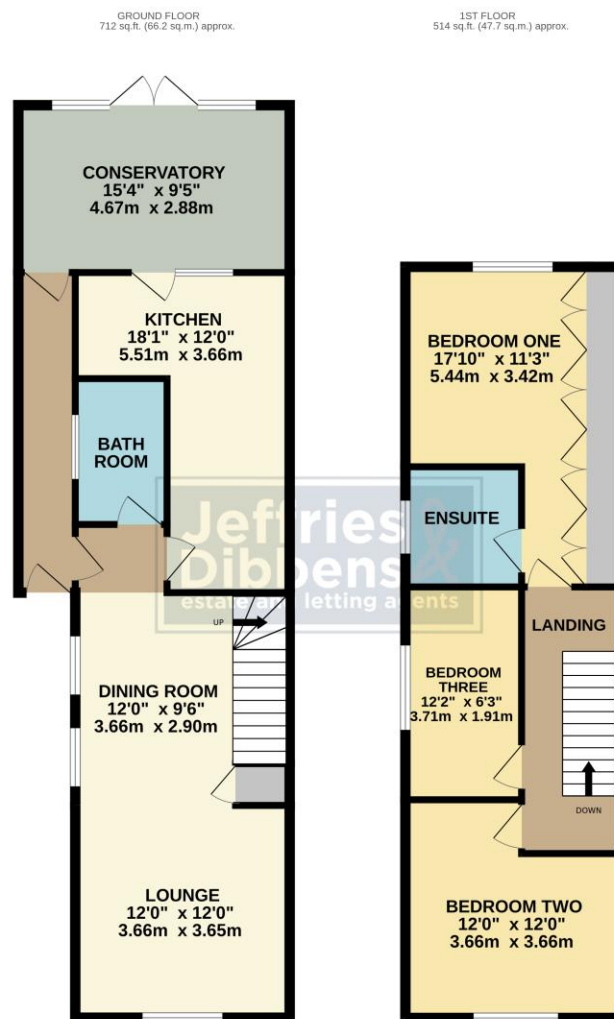
BEDROOM ONE 17' 10" x 11' 3" (5.44m x 3.43m)

ENSUITE

BEDROOM TWO 12' x 12' (3.66m x 3.66m)

BEDROOM THREE 12' 2" x 6' 3" (3.71m x 1.91m)



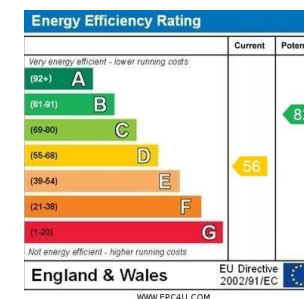


LOCAL AUTHORITY
East Hampshire District Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

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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