



**£335,000**

**Well Copse Close**

Horndean, PO8 0HB

## PROPERTY SUMMARY

We are delighted to offer for sale this well presented 3 bedroom semi detached property located in a popular area of Horndean. We believe this property to be an ideal first time purchase and internal viewings are very strongly advised. The property benefits from 3 first floor bedrooms, a modern bathroom suite, lounge and a modern open plan kitchen/diner. Externally there is a lovely south facing garden and a detached garage with block paved driveway providing considerable off road parking. To arrange your viewing contact us as sole agents today!





**ENTRANCE PORCH** Window to front aspect , electric heater, door to:

**LOUNGE** 15' 3" x 11' 9" (4.65m x 3.58m) Window to front aspect, radiator, electric fire, stairs to first floor, double French doors to:

**KITCHEN/DINER** 15' 3" x 11' 04" (4.65m x 3.45m) Window to rear aspect, sliding door to rear aspect into rear garden, radiator, part tiled surround, a range of wall & base units with work surfaces over, inset stainless steel sink with mixer tap & drainer, filtered water tap & water softener, four ring gas hob with overhead extractor, integrated eyelevel oven, integrated eyelevel microwave, wall mounted boiler with cupboard over, space & plumbing for slimline dishwasher, space for fridge, space for freezer.

### FIRST FLOOR

**LANDING** Access to loft, doors to:

**BEDROOM 1** 11' 04" x 8' 07" (3.45m x 2.62m) Window to front aspect, radiator.

**BEDROOM 2** 11' 03" x 8' 06" (3.43m x 2.59m) Window to rear aspect, radiator, built in wardrobes & cupboards.

**BEDROOM 3** 8' 4" x 6' 5" (2.54m x 1.96m) Window to rear aspect, radiator.

**SHOWER ROOM** Window to front aspect, tiled floor to ceiling, heated towel rail, WC, hand wash basin with mixer tap, large shower cubicle with hose & support rail.

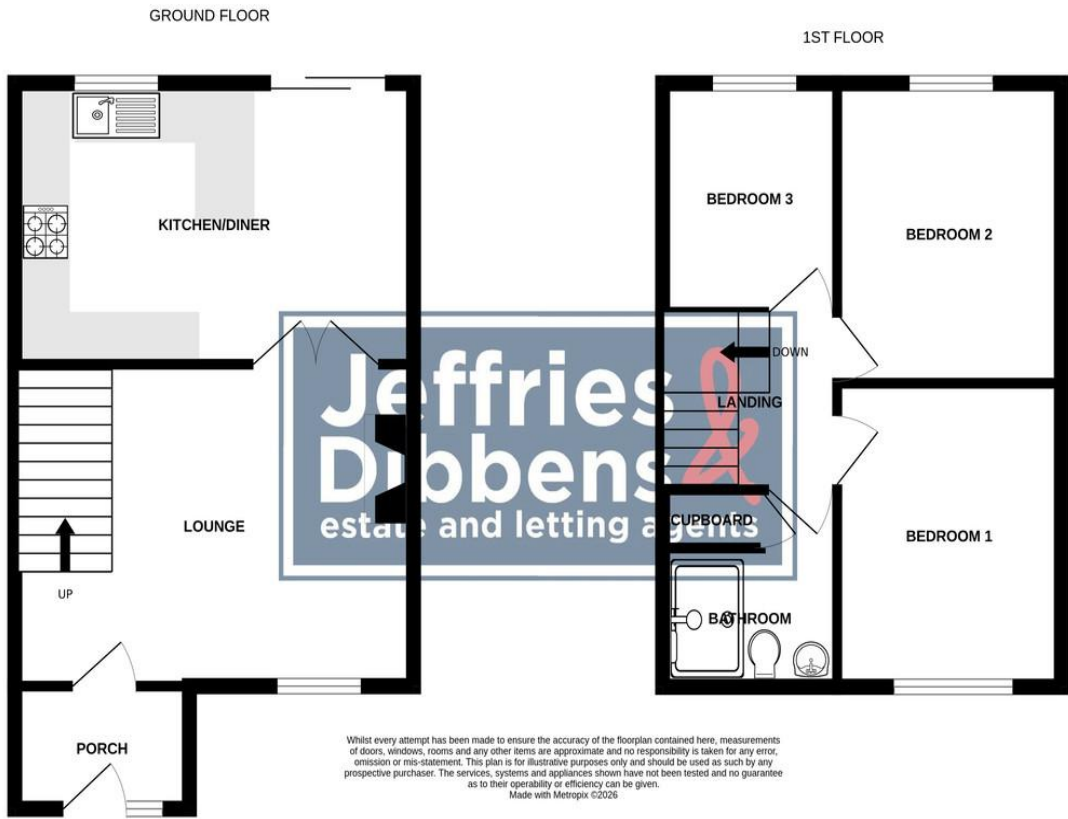
### OUTSIDE

**FRONT** Full block paved driveway providing off road parking, access to garage, side access to rear garden.

**REAR GARDEN** Paved patio areas, electric power awing over patio, mostly laid to lawn, artificial lawn area, access to garage, outside tap, outside light, outside power, side access to own driveway.

**GARAGE** Up & over door, power & light, plumbing & space for washing machine, space for tumbler dryer, door leading into garden, eaves storage above.





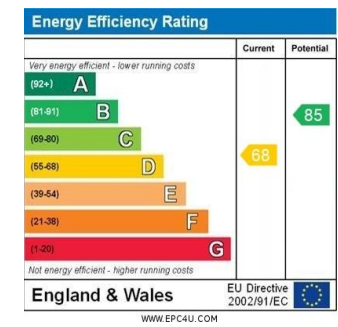
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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