



£360,000
17 Bramham Moor
Hill Head, PO14 3RU

PROPERTY SUMMARY

Jeffries & Dibbens are pleased to offer this beautiful three bed family home, situated in the quiet cul-de-sac of Bramham Moor, which is only a short walk to Hill Head Beach. In our opinion the property is immaculately presented throughout and benefits from a newly fitted four piece bathroom suite, a spacious 20' x 13' 10" living space which leads out to the conservatory. The new buyers will also value the south-facing garden with convenient side access. The property also benefits from an integral garage and off road parking. We believe this it really does need to be viewed internally to appreciate all that is on offer. Please call Jeffries & Dibbens without delay to arrange your internal viewing.





HALLWAY

KITCHEN 8' 08" x 8' 08" (2.64m x 2.64m)

LOUNGE/DINER 20' x 13' 10" (6.1m x 4.22m)

CONSERVATORY 10' 08" x 9' 11" (3.25m x 3.02m)

MASTER BEDROOM 12' 08" x 10' 04" (3.86m x 3.15m)

BEDROOM TWO 10' 05" x 10' 04" (3.18m x 3.15m)

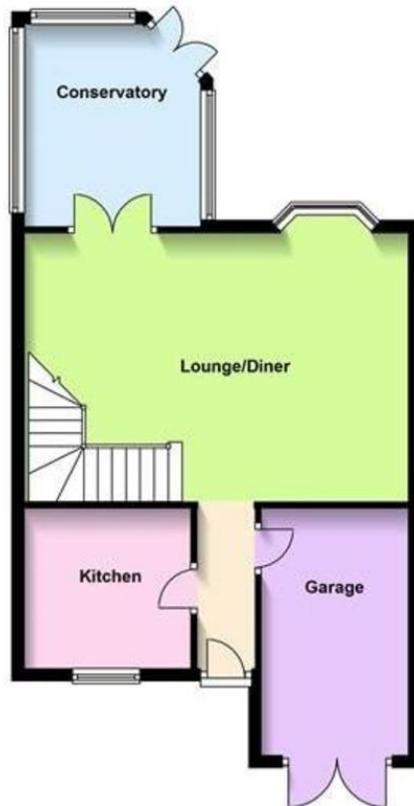
BEDROOM THREE 9' 03" x 6' 11" (2.82m x 2.11m)

BATHROOM 9' 01" x 8' 11" (2.77m x 2.72m)

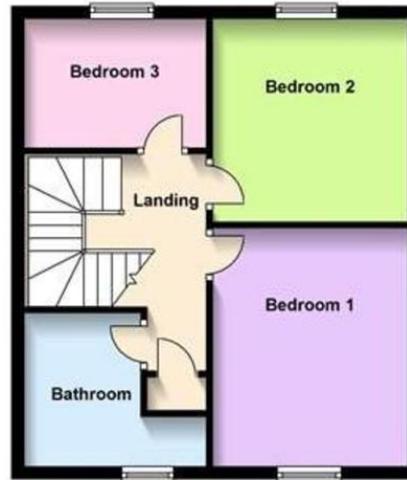
REAR GARDEN

GARAGE & OFF ROAD PARKING

Ground Floor



First Floor



These plans are not to scale and are for illustration purposes only
Plan produced using PlanUp.

LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 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.

**Jeffries
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