

£325,000

Chestnut Avenue,

Horndean, PO8 9EU

PROPERTY SUMMARY

Offered for sale with no forward chain we are delighted to offer for sale this extended 2 bedroom semi detached bungalow located in a popular cul-de-sac in Horndean. The property has a large number of benefits and internal viewings are strongly advised. The property boasts 2 double bedrooms, extended lounge/diner, extended kitchen/breakfast room, conservatory, shower room and utility. Externally there is a good sized rear garden and a garage providing off road parking. To arrange your viewing contact us as sole agents today!

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ENTRANCE PORCH Window and door to front aspect, door to:

ENTRANCE HALL Radiator, airing cupboard housing boiler, storage cupboard, access to loft, doors to:

BEDROOM 1 12' 5" x 10' 11" (3.78m x 3.33m) Window to front aspect, radiator, built in wardrobes.

BEDROOM 2 10' 10" x 10' 1" (3.3m x 3.07m) Window to front aspect, radiator, fitted wardrobes.

SHOWER ROOM Window to rear aspect, radiator, shower, hand wash basin, WC.

LOUNGE/DINER 22' 07" x 12' 05" (6.88m x 3.78m) Sliding doors to rear, window to side, radiator.

KITCHEN/BREAKFAST ROOM 18' 03" x 8' 03" (5.56m x 2.51m) Windows to rear and side aspects, door to utility, radiator, cupboards, units and work surfaces with inset sink unit and mixer tap, space and plumbing for appliances.

UTILITY ROOM 7' 05" x 5' 11" (2.26m x 1.8m) Windows to side and rear aspects, door to garden light and power.

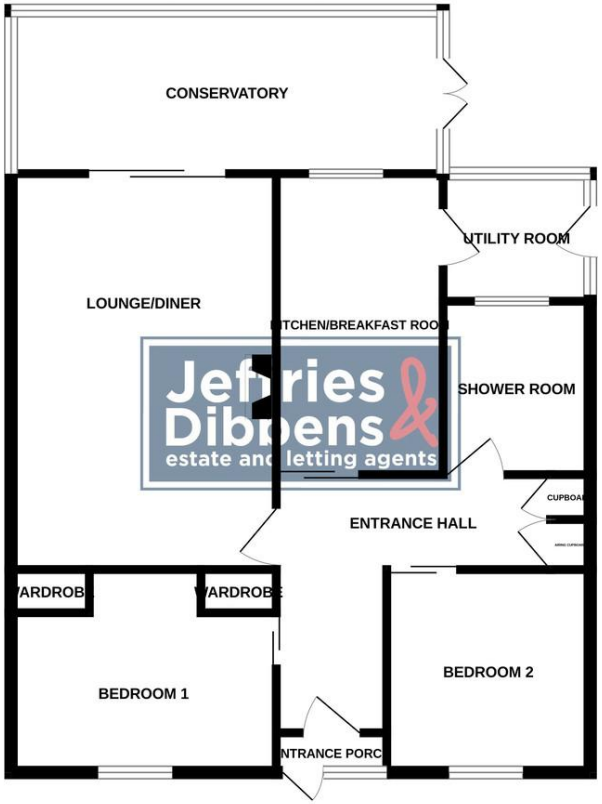
CONSERVATORY 18' 07" x 8' 11" (5.66m x 2.72m) Windows to rear and both side aspects with shutters, double doors with shutters to garden, light and power.

OUTSIDE Front - garden which is mostly paved and has double gates and could be used for off road parking but doesn't have a dropped kerb at present, shingle area, outside light, gated side access to:

REAR GARDEN Good sized rear garden which has lawned, patio and shrub areas, large shed with light and power.

GARAGE Metal up and over door, situated in a nearby block.

GROUND FLOOR



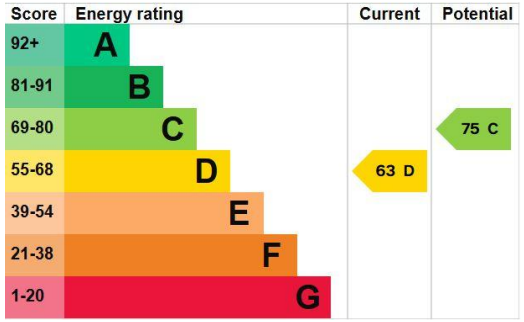
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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