



TOTAL FLOOR AREA: 1095 sq.ft. (101.7 sq.m.) approx.

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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FOR SALE

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**Jubilee Close, Pamber Heath, RG26 3HP**

**3 Bedrooms, 1 Bathroom, End Terraced House**

**Asking Price Of £324,950**





## Pamber Heath

Asking Price Of £324,950

- Three Bedroom End Terrace
- Conservatory
- Garage
- Quiet Position Overlooking Green
- Good Size Bathroom With Separate Shower
- No Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A three-bedroom end terrace home in a quiet position overlooking a communal green. Offered with no onward chain and first resale since built in 1977. Featuring two double bedrooms, conservatory, garage and enclosed garden, with excellent scope to modernise

Entrance hall with decorative glazed front door allowing good natural light. Stairs to the first floor and a useful under-stairs storage cupboard housing meters.

LOUNGE 26' 10" x 11' 8" (8.18m x 3.56m) A spacious dual aspect living and dining room offering excellent natural light, with a large front aspect window and rear door leading through to the conservatory and garden beyond. The room provides ample space for both seating and dining areas, creating a versatile layout suited to modern living. A useful built-in storage cupboard is also accessed from this room.

CONSERVATORY 10' 2" x 9' 0" (3.1m x 2.74m) A bright conservatory overlooking the rear garden with double doors opening outside. A versatile additional reception space with good natural light.

KITCHEN 10' 2" x 7' 0" (3.1m x 2.13m) The kitchen is fitted with a range of base and eye level units, providing good cupboard and worktop space, with a sink and drainer positioned beneath a rear aspect window overlooking the garden.

There is space for appliances along with room for a cooker, and the layout makes practical use of the space available. While the kitchen is functional in its current form, it is now dated and would benefit from updating.

For buyers looking to improve and personalise a property, this



room offers clear scope to modernise, with potential to reconfigure

FIRST FLOOR LANDING The first floor landing provides access to all bedrooms and the family bathroom, with a loft hatch offering access to additional roof space. A useful airing cupboard houses the hot water cylinder and provides practical storage for linen and towels.

BEDROOM 1 14' 4" x 8' 5" (4.37m x 2.57m) A well-proportioned double bedroom featuring a front aspect window allowing for good natural light and a pleasant outlook. The room offers ample space for a double bed along with additional bedroom furniture, making it a comfortable and practical principal bedroom.

BEDROOM 2 12' 6" x 7' 6" (3.81m x 2.29m) A well-proportioned second double bedroom featuring a rear aspect window overlooking the garden, providing a pleasant outlook and good natural light.

BEDROOM 3 6' 6" x 6' 6" (1.98m x 1.98m) A third bedroom featuring a front aspect window allowing for good natural light and a pleasant outlook. The room is currently arranged as a study, but would also suit use as a single bedroom, nursery or home office, offering flexibility depending on a buyer's needs.

BATHROOM A well-proportioned family bathroom fitted with a suite comprising a panel enclosed bath, separate shower cubicle, wash hand basin and W.C. The room benefits from a rear aspect obscured window providing natural light and



ventilation, along with a heated towel rail.

FRONT The property is situated in a quiet residential position within Pamber Heath, set back from the road and overlooking a pleasant communal green. The setting offers a sense of space and privacy, with pedestrian access leading to the property, creating a peaceful environment away from passing traffic.

GARDEN Mainly laid to lawn with a range of established shrubs and hedging. A patio area sits directly outside the conservatory, creating a natural space for seating and outdoor entertaining, with the remainder of the garden offering scope for landscaping and improvement. The garden also includes a timber shed, providing useful external storage.

GARAGE 18' 1" x 9' 3" (5.51m x 2.82m) The property further benefits from a garage located in a nearby block, providing useful off-road parking or additional storage.

KEY FACTS FOR BUYERS Tenure: Freehold  
EPC Rating: C  
Council Tax Band: C  
Local Authority: Basingstoke and Deane Borough Council

