



PROPERTY SUMMARY

We are delighted to offer for sale this well presented 3 bedroom property down a cul-de-sac in Dogwood Dell.

The property has a large number of benefits and internal viewings are essential. The property boasts 3 well proportioned first floor bedrooms, a bathroom suite, 2 reception rooms, fitted kitchen and a ground floor WC. Externally there is a small garden to the front and garden to the rear. We believe this property is an ideal first time or investment purchase and viewings can be arranged by contacting Jeffries & Dibbens as sole agents.

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PORCH Door to front, door to:

ENTRANCE HALL Radiator, 2 sets of storage cupboards, stairs to first floor, doors to:

WC Window to front aspect, heated towel rail, WC, hand wash basin.

LOUNGE 14' 3" x 11' 5" (4.34m x 3.48m) Window to front aspect, radiator.

KITCHEN 9' 9" x 8' 9" (2.97m x 2.67m) Window to rear aspect, door to garden, a range of wall and base units with sink unit, space for oven with extractor fan, space and plumbing for washing machine, space for tumble dryer and fridge freezer.

DINING ROOM 9' 8" x 8' 4" (2.95m x 2.54m) Window to rear aspect, radiator, cupboard.

FIRST FLOOR LANDING 2 sets of storage cupboard, access to loft, doors to:

BEDROOM 1 13' 2" x 11' 3" (4.01m x 3.43m) Window to front aspect, radiator.

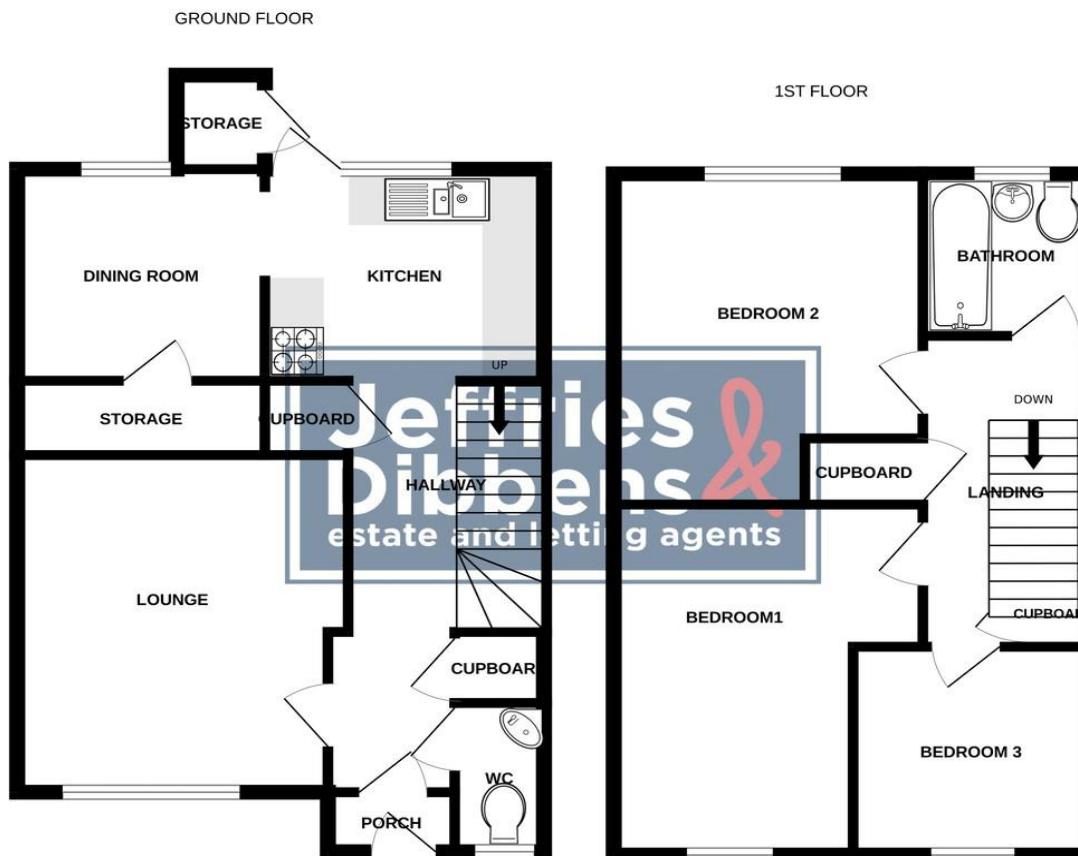
BEDROOM 2 12' 3" x 11' 6" (3.73m x 3.51m) Window to rear aspect, radiator.

BEDROOM 3 8' 7" x 8' 0" (2.62m x 2.44m) Window to front aspect, radiator.

BATHROOM Window to rear aspect, heated towel rail, panelled bath with shower over, hand wash basin, WC.

OUTSIDE

FRONT GARDEN Gated access, mostly laid to lawn.



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 guidance 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.

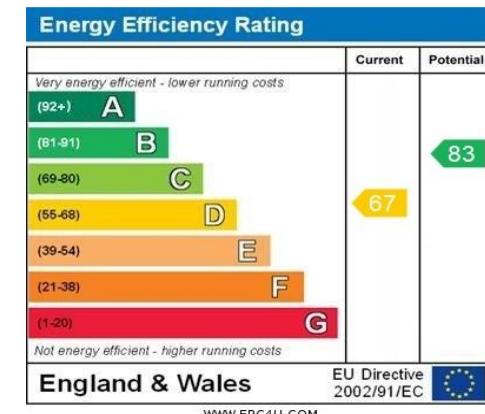
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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

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



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