

GUIDE PRICE

**£288,000**

**Apollo Drive**

Crookhorn, PO7 8AD

## PROPERTY SUMMARY

Jeffries & Dibbens estate agents are delighted to offer for sale this spacious 4 bedroom property in Crookhorn. We believe this property is an ideal family or investment purchase and internal viewings are very strongly advised. The property benefits from 4 well proportioned first floor bedrooms, large lounge/diner, fitted kitchen/breakfast room, gas central heating, double glazing and a downstairs W.C. Externally there is a good sized south facing rear garden and gardens to the front. Early viewing is advised and can be arranged by contacting Jeffries & Dibbens estate agents.





**ENTRANCE HALL** Radiator, 3 large storage cupboards, doors to:

**WC** Window to front aspect, hand wash basin, W.C.

**LOUNGE/DINER** 21' 08" x 10' 04" (6.6m x 3.15m) Window to front aspect, sliding doors to rear, radiator, fireplace, door to:

**INNER HALLWAY** Stairs to first floor, door to rear garden, door to:

**KITCHEN/DINER** 21' 11" x 9' 05" (6.68m x 2.87m) Windows to front and rear aspects, radiator, range of fitted cupboards, units and work surfaces, 1 1/2 bowl inset sink unit with mixer tap, space for cooker, plumbing for washing machine and dishwasher, wall mounted boiler, tiled flooring.

**FIRST FLOOR** Landing - Airing cupboard, doors to:

**BEDROOM 1** 12' 08" x 12' 07 max" (3.86m x 3.84m) Window to rear aspect, radiator.

**BEDROOM 2** 12' 06" x 10' 11" (3.81m x 3.33m) Window to front aspect, radiator.

**BEDROOM 3** 10' 07" x 9' 06" (3.23m x 2.9m) Window to front aspect, radiator.

**BEDROOM 4** 8' x 6' 10" (2.44m x 2.08m) Window to front aspect, radiator.

**BATHROOM** Window to front aspect, radiator, shower, panelled bath, hand wash basin, W.C.

**OUTSIDE** Front - Walled front garden which is fully paved, shed.

**REAR GARDEN** South facing rear garden which is mostly laid to lawn, gated pedestrian access, shed, patio area.

**AGENTS NOTE** The property has solar panels, further information is available if requested.





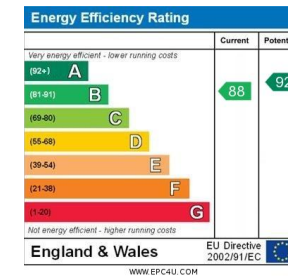
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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