



£310,000
Gathering Gate
Denmead, PO7 6SZ

PROPERTY SUMMARY

Built in 2018 and tucked away in a quiet cul-de-sac in the wonderful village of Denmead, we are delighted to offer for sale this wonderful 2 bedroom property in Gathering Gate. We believe this property is an ideal first time or investment purchase and internal viewings are essential. The property has a large number of benefits including 2 double bedrooms with ensuite to master modern fitted kitchen, modern bathroom suite, lounge and a downstairs WC. Externally the property boasts rear garden and two allocated parking spaces. Early interest is expected so to avoid disappointment contact us as sole agents today!





ENTRANCE HALL Radiator, stairs to first floor, door to:

WC Wash hand basin, radiator, W.C.

KITCHEN 10' 0" x 8' 1" (3.071m x 2.477m) A range of wall and base units with contrasting work surfaces and LED plinth lighting, window to front aspect, integrated appliances to include hob and oven with extractor hood over, dishwasher and fridge/freezer. Plumbing and space for washing machine, wall mounted boiler.

LOUNGE/DINER 14' 6" x 12' 3" (4.443m x 3.755m) Doors to rear garden, storage cupboard, radiator.

LANDING Access to loft, access to all first floor rooms, radiator, door to:

BEDROOM 1 12' 3" x 9' 4" (3.755m x 2.846m) Window to rear aspect, radiator, door to:

ENSUITE Heated towel rail, wash hand basin, shower cubicle, W.C.

BEDROOM 2 12' 3" x 9' 7" (3.755m x 2.942m) Window to front aspect, radiator.

BATHROOM Heated towel rail, wash hand basin, panelled bath with shower over, W.C.

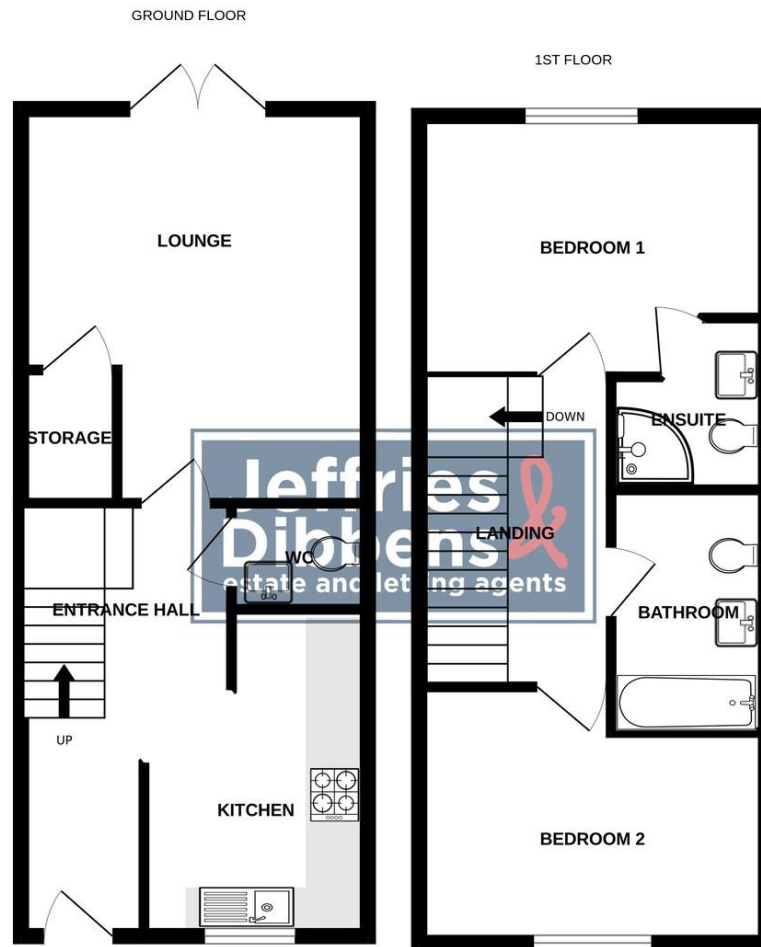
OUTSIDE

REAR GARDEN Gated side access, area laid to lawn, patio area.

PARKING Allocated parking for two vehicles with additional visitor space.

AGENTS NOTE Estate charge TBC





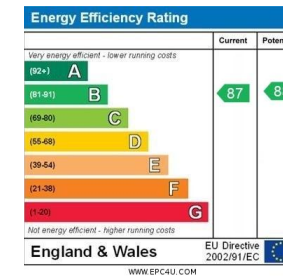
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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