



GUIDE PRICE

£315,000

The Heath

Denmead, PO7 6JT

PROPERTY SUMMARY

Tucked away in a quiet cul-de-sac in the heart of Denmead village we are delighted to offer for sale this 3 bedroom property in The Heath. This charming family home is an ideal first purchase and internal viewings are essential to fully appreciate all that is on offer here. The property boasts 3 first floor bedrooms, bathroom suite, lounge, conservatory, WC and a lovely open plan kitchen/diner. Externally there is a good sized rear garden and a garage situated close by and providing off road parking. Denmead village shops are just a short distance away as are the popular local schools. Early viewing is advised.

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ENTRANCE HALL Radiator, under stair cupboard, wooden flooring, doors to:

LOUNGE 12' 09" x 10' 06" (3.89m x 3.2m) Window to front aspect, radiator, double doors to kitchen/diner.

KITCHEN/DINER 16' 10" x 10' 07" (5.13m x 3.23m) Window and double doors to rear, floor to ceiling radiator, matching wooden flooring, range of fitted cupboards, units and work surfaces with 1 1/2 bowl sink unit with mixer tap, integrated oven and hob, space for fridge freezer, breakfast bar.

CONSERVATORY 17' x 8' 01" (5.18m x 2.46m) Windows and double doors to rear garden, radiator, light and power, utility area with work surface, cupboard, plumbing for washing machine and space for tumble dryer, door to:

WC Window to rear aspect, WC, hand wash basin.

FIRST FLOOR Landing - Airing cupboard, access to loft, doors to:

BEDROOM 1 10' 01" x 10' + wardrobes' (3.07m x 3.05m) Window to rear aspect, radiator, built on wardrobes.

BEDROOM 2 10' 11" x 9' 07" (3.33m x 2.92m) Window to front aspect, radiator.

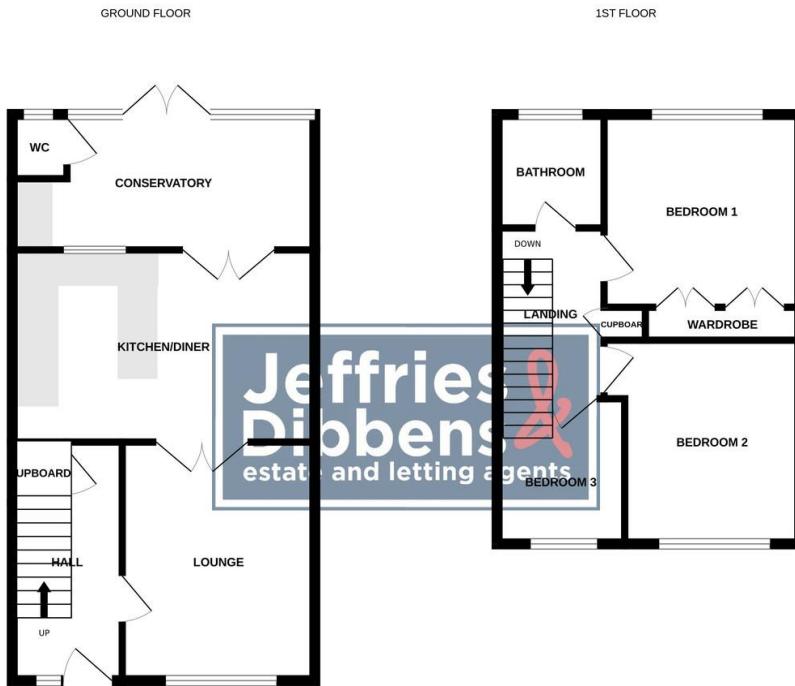
BEDROOM 3 7' 10" x 6' 11" (2.39m x 2.11m) Window to front aspect, radiator.

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

OUTSIDE Front - Lawned front garden.

REAR GARDEN Mostly laid to lawn, decked area, gated side access.

GARAGE Up and over door.



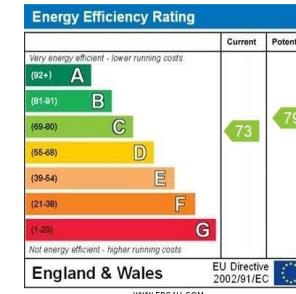
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures mentioned in these particulars 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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