

**£440,000**

**Southgate, Hambledon Road**

Denmead, PO7 6PW



**PROPERTY SUMMARY** Located in the very popular village of Denmead on the outskirts of Waterlooville and boasting a Beautiful semi rural backdrop, Jeffries & Dibbens Estate Agents are delighted to offer for sale this fabulous older style semi detached property on Hambledon Road. The Property offers 3 well proportioned first floor bedrooms, family bathroom suite, lounge, reception room, kitchen/diner with extra kitchen area and WC. Externally there is a driveway with ample of off road parking leading to a good sized, well maintained rear garden. The property is ideally located close to local shops, amenities and schools. Internal viewings are advised early interest is expected, to avoid disappointment contact Jeffries & Dibbens as sold agents today!!!





**ENTRANCE HALL** Original window to front, understairs cupboard with window to side aspect, stairs to first floor, door to:

**LOUNGE** 14' 00" x 11' 05" (4.27m x 3.48m) Bay window to front aspect, radiator.

**RECEPTION ROOM** 12' 10" x 10' 05" (3.91m x 3.18m) Radiator.

**UTILITY / KITCHEN** 8' 05" x 6' 06" (2.57m x 1.98m) Window to side aspect, spot lighting, range of fitted cupboards, units & work surfaces, composite sink bowl with integral draining board & mixer tap, space for tumble dryer, integrated dishwasher, entrance to:

**KITCHEN/DINER** 18' 05" x 12' 06" (5.61m x 3.81m) Window to rear aspect, double sliding doors leading into rear garden, 2 x radiators, range of fitted cupboards, units and work surfaces, integrated fridge/freezer, eye level integrated double oven, space & plumbing for washing machine, door to:

**WC** WC, wall mounted boiler.

**FIRST FLOOR** Window to side aspect, access to loft, doors to:

**BEDROOM 1** 12' 01" x 11' 00" (3.68m x 3.35m) Window to rear aspect, radiator, range of built in wardrobes.

**BEDROOM 2** 11' 03" x 11' 01" (3.43m x 3.38m) Window to front aspect, radiator.

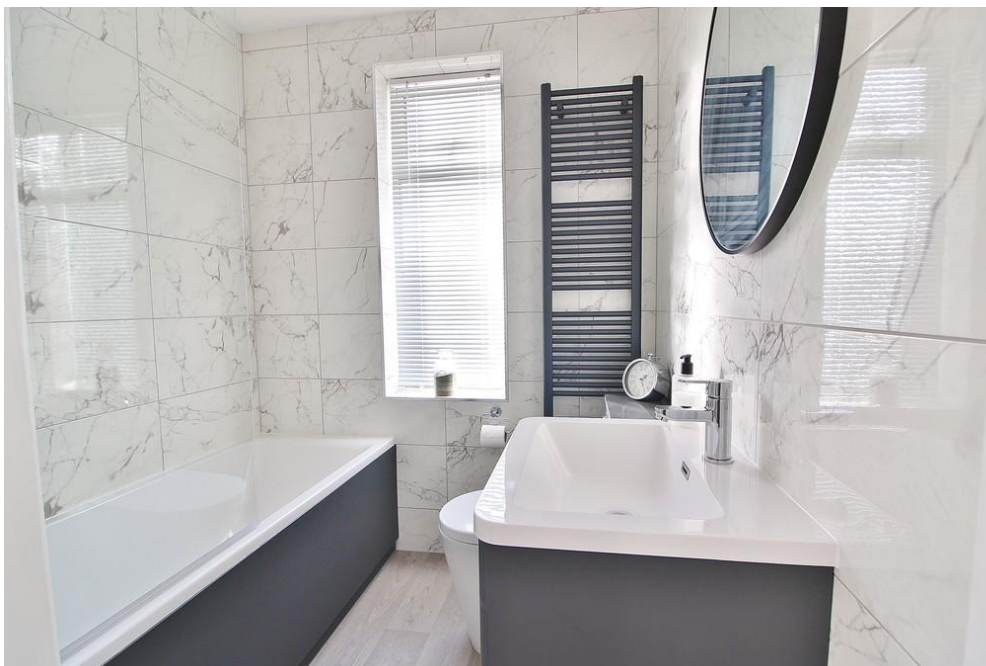
**BEDROOM 3** 7' 11" x 6' 02" (2.41m x 1.88m) Window to front aspect, radiator, built in wardrobe over the stairs.

**BATHROOM** 6' 02" x 5' 09" (1.88m x 1.75m) Window to rear aspect, heated towel rail, panelled bath with shower over, hand wash basin with cupboard over, WC, tiled floor to ceiling.

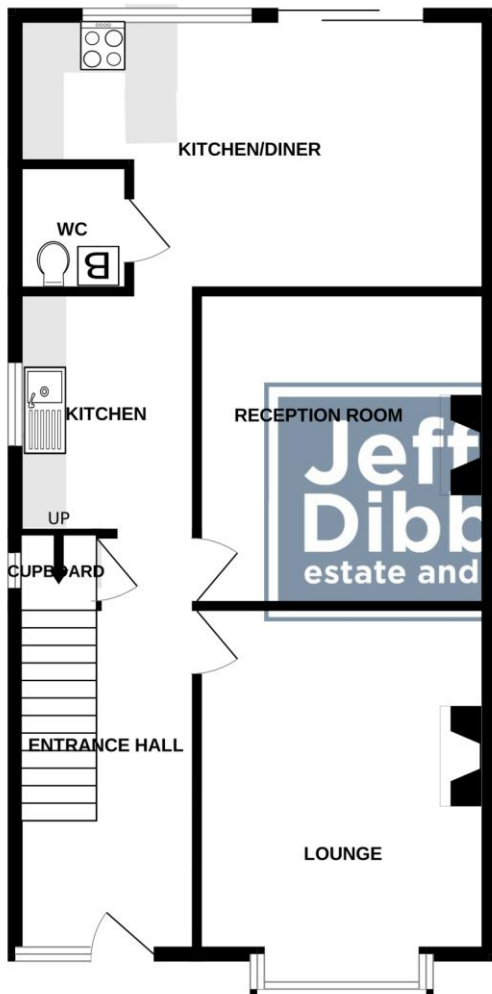
## OUTSIDE

**FRONT** Large driveway providing considerable off road parking for multiple vehicles, mostly laid to shingle, 2 wooden sleepers, mature shrubs & flowers, gated access to side and rear garden.

**REAR GARDEN** Mostly laid to lawn, patio area, array of shrubs & flowers, outside lights, outside tap, large shed with power & lighting, 2 storage sheds, access to side access & to front.



## GROUND FLOOR



## 1ST FLOOR



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	77 C
39-54	E		
21-38	F		
1-20	G		

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.

**Jeffries  
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