



£230,000

Mouliere Court, St. Georges Road

Denmead, PO7 6FW

PROPERTY SUMMARY

We are delighted to offer this two bedroom Maisonette situated in Mouliere Court, St Georges Road, Denmead. Built in 2012 by Taylor Wimpey, this spacious flat boasts all of the features you would expect with a build of this age. Benefits include a fitted kitchen with integrated appliances, en-suite facilities to the master bedroom, a bathroom suite and a garage measuring 21'8 x 9'10. An internal inspection is highly recommended to fully appreciate everything this property has to offer.





ENTRANCE HALL Stairs leading to first floor landing.

LANDING Window to front aspect, door leading to:

LOUNGE 17' 10" x 11' 3" (5.44m x 3.43m) Twin windows to front aspect, two radiators, door to inner lobby, opening to:

KITCHEN 11' 9 Max" x 6' 0" (3.58m x 1.83m) Window to rear aspect, range of modern wall and base units incorporating a Bosch electric oven and gas hob with extractor hood over, integrated fridge/freezer, dishwasher and washing machine, stainless steel sink and drainer unit with mixer tap, storage cupboard housing boiler, tiled flooring.

INNER LOBBY Access to loft, doors leading to:

BEDROOM 1 13' 5" x 8' 1" (4.09m x 2.46m) Window to front aspect, radiator, door leading to:

ENSUITE Window to front aspect, radiator, shower cubicle, wash hand basin, W.C, tiled flooring.

BEDROOM 2 9' 2" x 6' 10" (2.79m x 2.08m) Window to rear aspect, radiator.

BATHROOM Window to rear aspect, radiator, close coupled WC, wash hand basin, panel enclosed bath with mixer tap and shower attachment over, storage cupboard, tiled flooring.

GARAGE 21' 8" x 9' 10" (6.6m x 3m) Up and over garage door.





LOCAL AUTHORITY

TENURE

Leasehold

COUNCIL TAX BAND

Band B

VIEWINGS

By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
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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