



OFFERS IN REGION OF
£345,000
6 Pytchley Close
Hill Head, PO14 3SF

PROPERTY SUMMARY

We are delighted to offer for sale, with no forward chain, this well-presented three-bedroom semi-detached home. The ground floor features a modern kitchen with ample storage and a built-in cooker and hob, alongside a spacious living room with a bay window that creates a bright and welcoming atmosphere. Double doors lead through to the conservatory, which provides direct access to the rear garden. Outside, the rear garden offers a patio area, lawn, and convenient side access. Upstairs, the property comprises three bedrooms and a modern family bathroom, complete with both a separate bath and shower. Additional benefits include an integrated garage and a driveway providing off-road parking. Ideally situated in a sought-after location, the property is within walking distance of Hill Head Beach and falls within the catchment area for Crofton Hammond Infant & Junior School and Crofton Senior School. Please contact our Stubbington office to arrange a viewing.





PORCH 5' 4" x 3' (1.63m x 0.91m)

HALLWAY 9' 2" x 3' (2.79m x 0.91m)

KITCHEN 14' 1" x 8' 2" (4.29m x 2.49m)

LOUNGE/DINER 19' 10" x 14' 2" (6.05m x 4.32m)

CONSERVATORY 10' x 9' 1" (3.05m x 2.77m)

LANDING

BEDROOM ONE 12' 4" x 10' 2" (3.76m x 3.1m)

BEDROOM TWO 10' 9" x 10' 2" (3.28m x 3.1m)

BEDROOM THREE 9' 3" x 6' 8" (2.82m x 2.03m)

BATHROOM 8' 8" x 6' 2" (2.64m x 1.88m)

GARAGE 15' x 8' 2" (4.57m x 2.49m)

OUTSIDE

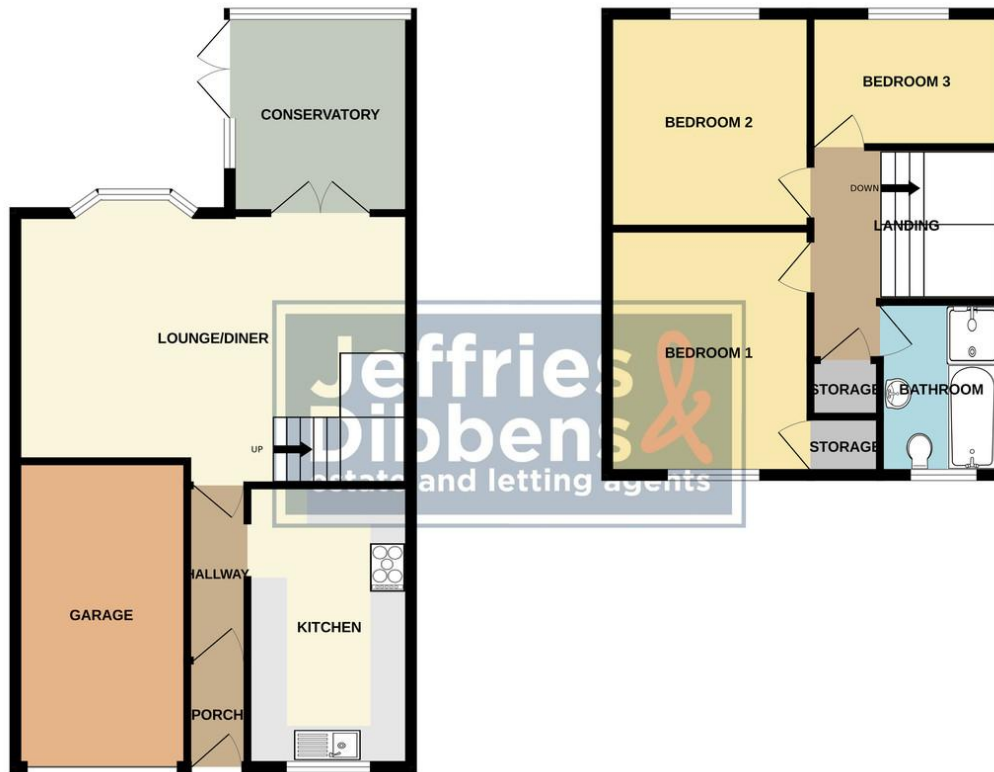
REAR GARDEN

DRIVEWAY

AGENTS NOTES EPC Rating: C
Council Tax Band: C

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
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | 73 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
Dibbens &**
estate and letting agents

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