

**£375,000**

**Dando Road**

Denmead, PO7 6PX



## PROPERTY SUMMARY

Offered with no forward chain! Located just a very short distance from Denmead village centre and its array of shops, facilities and amenities, Jeffries & Dibbens estate agents are delighted to offer for sale this 2 bedroom detached property Dando Road. This property is sure to attract immediate interest and internal viewings are very strongly advised. The property boasts 2 double bedrooms, bathroom suite, a fitted kitchen, lounge and conservatory. Externally there is a garage, considerable driveway parking and a well maintained rear garden. Internal viewings are essential and viewings can be arranged by contacting us as sole agents today!

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**ENTRANCE HALL** Radiator, cupboard housing electrics, doors to:

**LOUNGE** 13' 11" x 12' 00" (4.24m x 3.66m) Bay window to side aspect, gas fire, radiator, double doors into conservatory.

**CONSERVATORY** 16' 04" x 8' 02" (4.98m x 2.49m) Windows to all aspects, radiator, door into garden.

**KITCHEN** 14' 11" x 10' 05" (4.55m x 3.18m) Window to side & rear aspect, range of wall and base units with work surfaces over, stainless steel sink unit with mixer tap and integral draining board, 4 ring gas hob, eye level oven/grill, space & plumbing for washing machine, space for under counter fridge/freezer, wall mounted boiler, part tiled surround, doors to storage cupboard, door into conservatory.

**BEDROOM 1** 12' 00" x 11.02' (3.66m x 3.35m) Window to side & front aspects, radiator.

**BEDROOM 2** 11' 11" x 10' 00" (3.63m x 3.05m) Window to front & side aspects, radiator.

## OUTSIDE

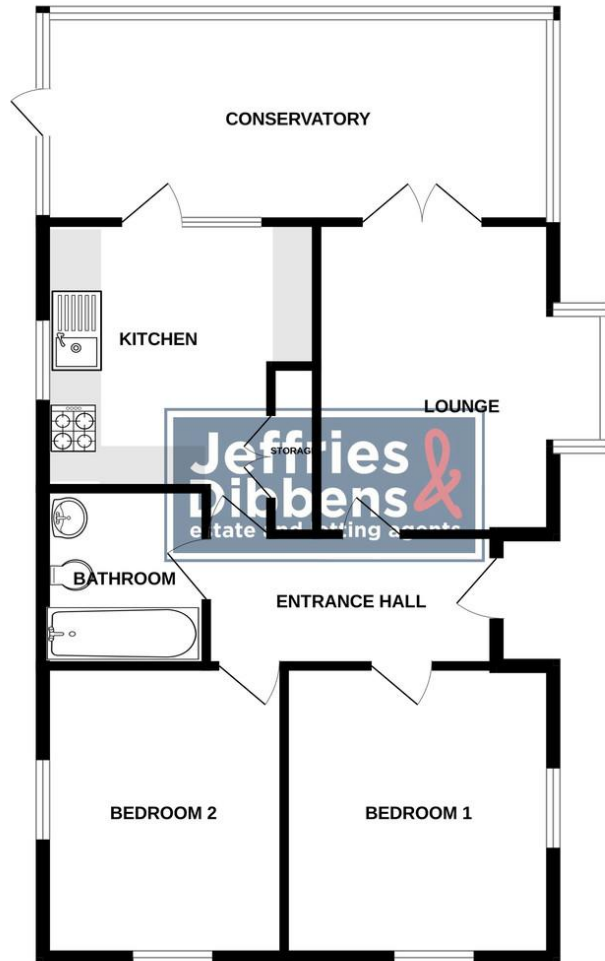
**FRONT GARDEN** Double wooden gates to front, blocked paved driveway providing off-road parking, lawn area, mature tree's & plants, side access to rear garden.

**REAR GARDEN** Large area laid to lawn, patio area, outside tap, door leading to:

**GARAGE** Power and light, window to side aspect, double doors.



GROUND 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

EPC TO FOLLOW

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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