
Jeffries & Dibbens
estate and letting agents
Guide Price £200,000 - £205,000
Farmhouse Way
Lovedean, PO8 9LF

PROPERTY SUMMARY

Tucked away in a popular and quiet location in Lovedean we are delighted to offer for sale this very well presented 2 bedroom first floor apartment in Farmhouse Way. The property has a large number of benefits and internal viewings are very strongly advised. The property has 2 bedrooms, a modern fitted kitchen, modern bathroom suite and a large lounge. There is plenty of storage available and access to a private loft. Externally there is allocated parking for 2 cars. Local woods/greenspace and a host of convenient shops are just a short distance away. To arrange your viewing contact us as sole agents today.

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MAIN ENTRANCE Door to front, stairs leading to first floor.

ENTRANCE HALL Radiator, airing cupboard, wooden flooring, access to loft, doors to:

BEDROOM 1 12' 2" x 8' 6" (3.71m x 2.59m) Window to rear aspect, radiator.

BEDROOM 2 8' 10" x 6' 3" (2.69m x 1.91m) Window to side aspect, radiator, 1/2 wood panelled walls.

BATHROOM 10' 10" x 5' 3" (3.3m x 1.6m) Window to rear aspect, heated towel rail, panelled bath with shower over, hand wash basin, WC, fully tiled surround, spot lighting.

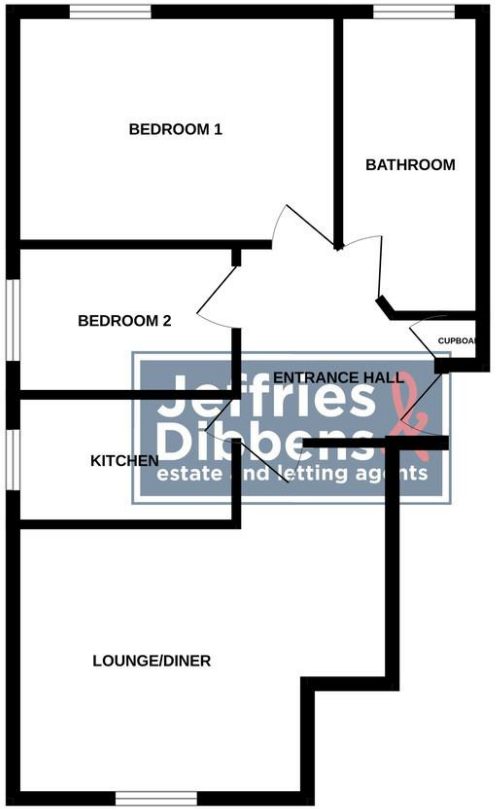
KITCHEN 8' 10" x 4' 11" (2.69m x 1.5m) Window to side aspect, range of fitted cupboards, units and work surfaces, single drainer single bowl sink unit with mixer tap, integrated oven, hob and extractor, plumbing for washing machine, integrated fridge and freezer, spot lighting.

LOUNGE 15’ 0" max x 13' 5” max (4.57m x 4.09m) Window to front aspect, radiator, feature wood panelled wall, spot lighting, wood flooring.

OUTSIDE
PARKING Allocated parking for 2 cars.

AGENTS NOTE We understand that there is approx 90 years remaining on the lease. Ground rent is £100 pa. There is no service or maintenance charge and maintenance is divided between the properties equally as and when required.

FIRST FLOOR

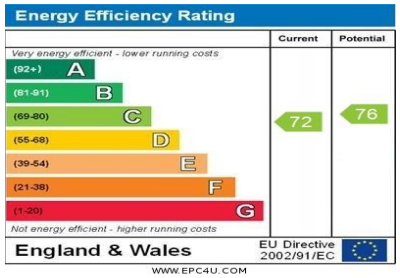


LOCAL AUTHORITY
East Hampshire District Council

TENURE
Leasehold

COUNCIL TAX BAND
Band B

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.

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,

Jeffries Dibbens estate and letting agents

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