

£325,000

Collins Road

Catherington, PO8 0WT

PROPERTY SUMMARY

We are delighted to offer for sale this beautifully presented 2 bedroom semi detached house in Collins Road, Catherington. Boasting panoramic views of The South Downs National Park and immaculately presented living accommodation internal viewings are essential. The property offers 2 first floor double bedrooms, a modern bathroom suite, modern fitted kitchen, lounge/diner and additional WC. Externally there is a good size, private rear garden and allocated parking for 2 vehicles with further visitor parking available. We believe this property is an ideal first purchase and internal viewings are very strongly advised.

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ENTRANCE HALL Radiator, LVT flooring throughout the whole ground floor, stairs to first floor, doors to:

WC Radiator, extractor, WC, hand wash basin, spot lighting.

KITCHEN 10' 5" x 7' 4" (3.18m x 2.24m) Window to front aspect, radiator, range of fitted cupboards, units and work surfaces with inset 1 1/2 bowl sink unit and mixer tap, integrated oven, hob, extractor and dishwasher, plumbing for washing machine, space for fridge freezer, spot lighting, open to:

LOUNGE/DINER 15' 9" x 14' 3" (4.8m x 4.34m) Windows to side and rear aspects, double doors to rear garden, radiator, large under stair cupboard.

FIRST FLOOR Landing - Radiator, access to loft, doors to:

BEDROOM 1 14' 3 max" x 9' 4" (4.34m x 2.84m) Window to rear aspect, radiator, built in wardrobes.

BEDROOM 2 14' 3" x 9' 5" (4.34m x 2.87m) Window to front aspect, radiator, airing cupboard housing boiler.

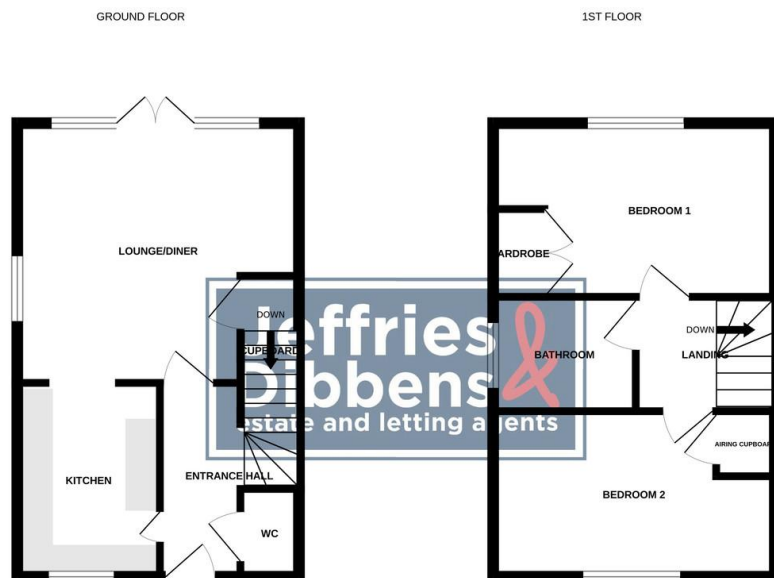
BATHROOM Window to side aspect, heated towel rail, panelled bath with shower over, hand wash basin, WC, vanity shelf, part tiled surround, spot lighting.

OUTSIDE Front - Stunning views over South Downs National Park, covered entrance with lighting, outside tap, gated side access to:

REAR GARDEN Private rear garden which is mostly laid to lawn, patio area, shed, light.

PARKING 2 allocated parking spaces and visitor spaces.





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.
Made with Memphis 10/2018

LOCAL AUTHORITY
East Hampshire District Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	85 B	
69-80	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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