



OFFERS IN EXCESS OF
£350,000
74 Hillson Drive
PO15 6PD

PROPERTY SUMMARY

Jeffries & Dibbens are delighted to offer to the market this beautifully presented, end-terrace family home. The property enjoys an extended ground floor comprising a modern open plan kitchen/dining/family room with bi-folding doors leading out to the generously sized rear garden, a WC, a utility room/study and a separate lounge. Three bedrooms and a family bathroom occupy the first floor. Additional benefits are the timber summer house/bar, resin driveway and proximity to local schools, shops and amenities. A property not to be missed! Please call our Fareham office to arrange your viewing!





PORCH

WC 3' 7" x 7' 3" (1.09m x 2.21m)

LOUNGE 18' 4" x 10' 6" (5.59m x 3.2m)

KITCHEN 14' 3" x 13' 5" (4.34m x 4.09m)

DINING/FAMILY ROOM 12' 4" x 17' 11" (3.76m x 5.46m)

STUDY/UTILITY ROOM 11' 8" x 5' 5" (3.56m x 1.65m)

LANDING

BEDROOM ONE 12' 4" x 10' 4" (3.76m x 3.15m)

BEDROOM TWO 12' 4" x 10' 6" (3.76m x 3.2m)

BEDROOM THREE 9' 6" x 7' 6" (2.9m x 2.29m)

BATHROOM 5' 5" x 10' 5" (1.65m x 3.18m)

REAR GARDEN

SUMMER HOUSE 14' 6" x 13' 4" (4.42m x 4.06m)

DRIVEWAY



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
	74	83
England & Wales	EU Directive 2002/91/EC	
	WWW.EPC4U.COM	

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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