



Guide Price £350,000

South Lane

Clanfield, PO8 0RB

PROPERTY SUMMARY

* Price Guide £350,000 - £360,000 * We are delighted to welcome to the market this well presented semi detached property in the heart of Clanfield village close to local amenities, rural walks & a village pub just a short stroll away. This property benefits from off road parking for two vehicles, two double bedrooms, family shower room, downstairs WC, living room leading to a conservatory with a lovely private garden and rear access. This property is perfect for a first time purchase or investment property internal viewings are strongly advised with us as sole agents.





ENTRANCE HALL Radiator, wood flooring, thermostat, entrance to kitchen, door to downstairs W/C , stairs to first floor, under stairs storage cupboard, door to:

KITCHEN 11' 3" x 6' 5" (3.43m x 1.96m) Window to front aspect, radiator, tiled flooring, part tiled around with a range of wall and base units and work surfaces over, gas hob, oven and grill under, extractor fan, stainless steel sink with mixer taps incorporating draining board, space for fridge/freezer, space & plumbing for washing machine, space and plumbing for slimline dishwasher, wall mounted boiler with cupboard over.

WC Radiator, tiled flooring, hand wash basin with cupboard under, WC, extractor fan.

LIVING ROOM 13' 6" x 12' 3" (4.11m x 3.73m) Window & double door to rear aspect looking through to conservatory, 2x radiator's ,wood flooring throughout.

CONSERVATORY 11' 5" x 10' 3" (3.48m x 3.12m) Windows to dual aspects with sliding doors to the rear leading into the garden, radiator, electrical heater.

FIRST FLOOR

BEDROOM 1 12' 3" x 10' 6" (3.73m x 3.2m) 2x Radiators, 2 windows to the rear aspect, built in airing cupboard.

BEDROOM 2 12' 3" x 8' 4" (3.73m x 2.54m) 2x Radiators, 2 windows to front aspect.

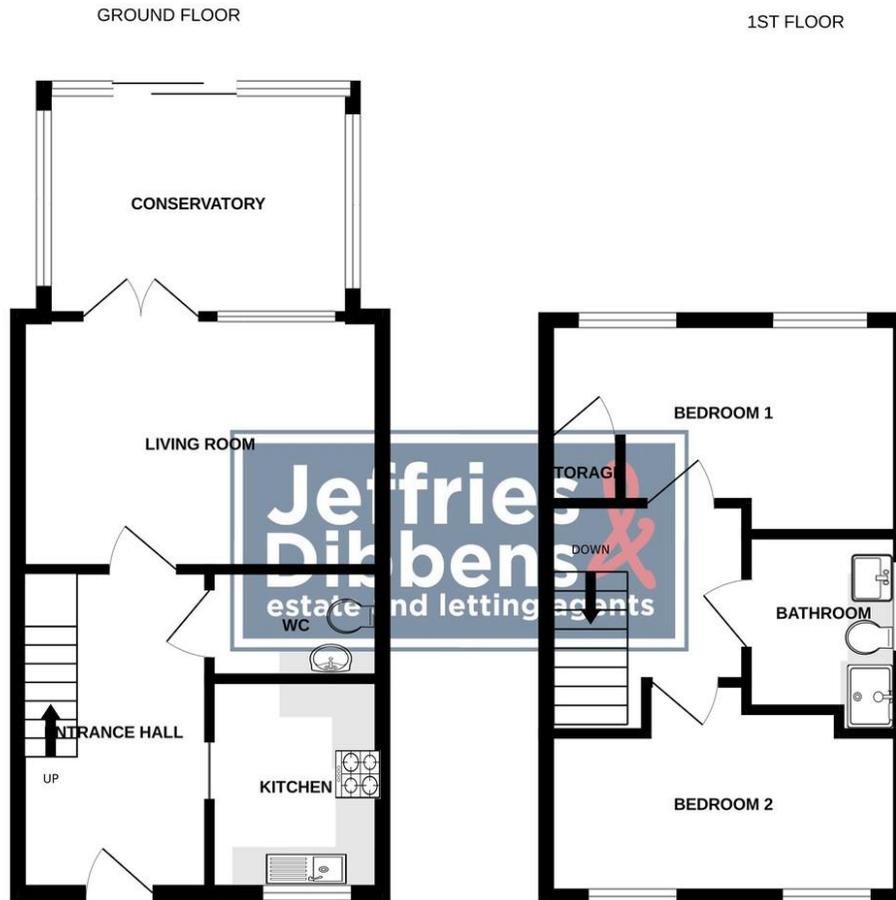
BATHROOM Window to rear aspect, spot lights, extractor fan, heated towel rail, vanity system with WC & hand wash basin, splash back around principle area, corner sliding double door shower cubicle.

OUTSIDE

REAR GARDEN Secluded garden mostly laid to patio, flower bed areas, shed, gated access to front.

FRONT Parking for at least two cars, outside lighting, outside tap, flower bed area's gated access to rear garden.





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
East Hampshire District 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		91
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



OFFICE ADDRESS
226 London Road, Waterlooville,
Hampshire, PO7 7HP

CONTACT
023 9223 1100
waterlooville@jeffries.co.uk
www.jdea.co.uk

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