

£290,000

Crookhorn Lane

Crookhorn, PO7 5XL

PROPERTY SUMMARY

We are delighted to offer for sale this well presented 3 bedroom end of terrace property in Crookhorn. This spacious family home is an ideal first purchase and internal viewings are essential. The property benefits from 3 well proportioned first floor bedrooms, modern bathroom suite, large lounge, modern kitchen/breakfast room and an additional WC. Externally there is a pleasant rear garden and off road parking for several vehicles. To arrange your viewing contact us as sole agents today!

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ENTRANCE HALL Stairs leading to first floor, door to:

WC Window to side aspect, wash hand basin, W.C.

KITCHEN/DINER 15' 2" x 9' 3" (4.62m x 2.82m) Window to front aspect, a range of wall and base units incorporating sink unit, space and plumbing for washing machine, space for tumble dryer, space for fridge and freezer, integrated oven, space for range cooker with fan over, doors to:

LOUNGE 15' 5" x 14' 4" (4.7m x 4.37m) Window to rear aspect, radiator, door leading to rear porch.

LANDING Storage cupboard, access to loft, access to all first floor rooms.

BEDROOM 1 14' 5" x 9' 3" (4.39m x 2.82m) Window to front aspect, radiator, built in wardrobes.

BEDROOM 2 15' 0" x 9' 2" (4.57m x 2.79m) Window to rear aspect, radiator, built in wardrobes.

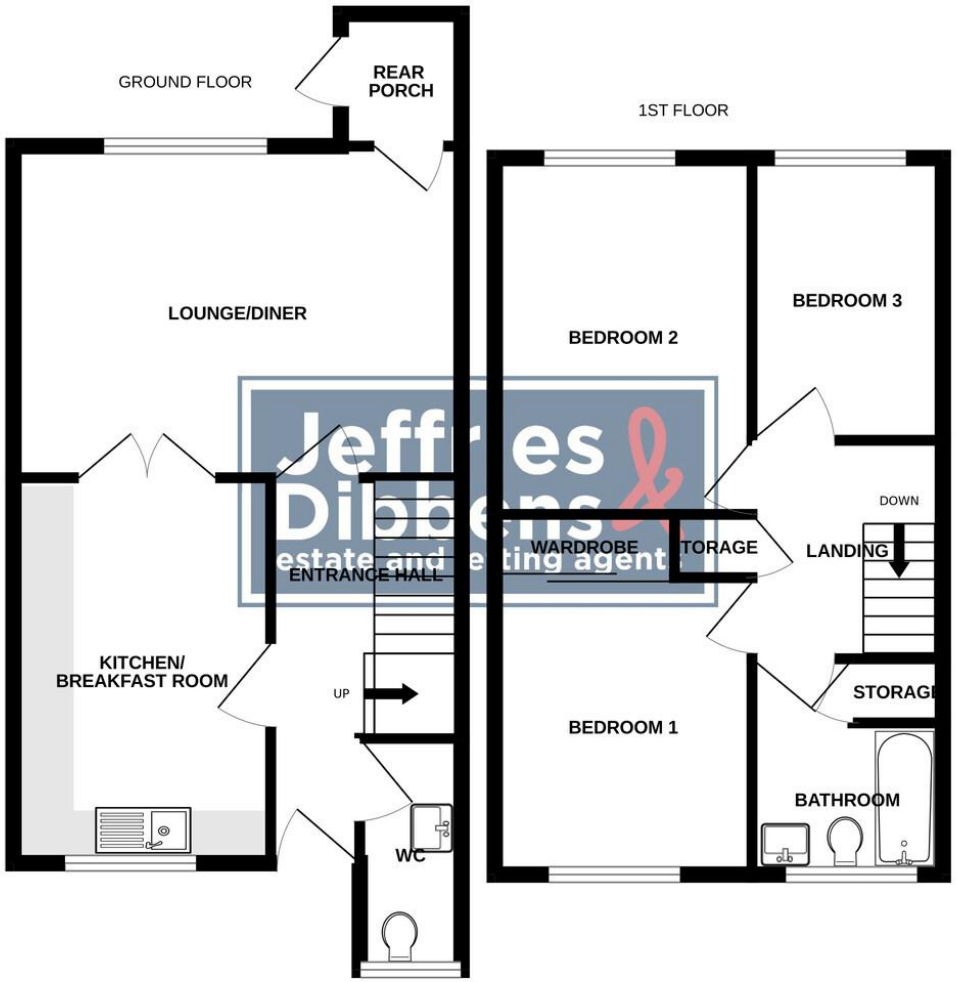
BEDROOM 3 11' 5" x 6' 4" (3.48m x 1.93m) Window to rear aspect, radiator.

BATHROOM Window to front aspect, heated towel rail, panelled bath with shower over, wash hand basin, W.C.

OUTSIDE

REAR GARDEN Area laid to lawn, large area laid to shingle, brick shed.

FRONT GARDEN Large shingled driveway, tarmac driveway.



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
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

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.

Jeffries & Dibbens estate and letting agents

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