

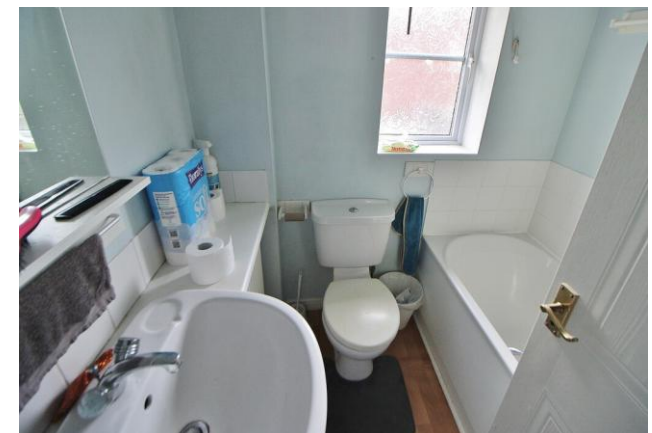
£325,000

Wagtail Road,

Horndean, PO8 9YD

PROPERTY SUMMARY

Offered for sale with no forward chain, we are delighted to offer for sale this modern 3 bedroom semi detached property in Wagtail Road, Horndean. We believe this property is an ideal first purchase and internal viewings are advised. The property boasts 3 first floor bedrooms, 2 bathroom suites, a large lounge, kitchen/diner and ground floor WC. Externally there is a good sized rear garden and a garage with own driveway providing off road parking. Wagtail Road is situated in a popular part of Horndean with a number of schools, convenience stores and green spaces close at hand. To arrange your viewing contact Jeffries & Dibbens today.





ENTRANCE HALL Door to front aspect, window to side aspect, radiator, door to lounge, door to:

WC Window to front aspect, radiator, WC, hand wash basin with vanity surround and cupboard under.

LOUNGE 17' 7" x 14' 6" (5.36m x 4.42m) Window to front aspect, radiator, gas fire, stairs to first floor, door to:

KITCHEN/DINER 14' 6" x 9' 9" (4.42m x 2.97m) Window and double doors to rear garden, radiator, range of cupboards, units and work surfaces with sink unit and mixer tap, integrated oven, hob and extractor, plumbing for washing machine and dishwasher.

FIRST FLOOR Landing - Access to loft, airing cupboard, doors to:

BEDROOM 1 11' 7" x 8' 5" (3.53m x 2.57m) Window to front aspect, radiator, built in wardrobes, door to:

ENSUITE Radiator, extractor, shower cubicle, WC, hand wash basin with vanity surround and cupboard under.

BEDROOM 2 10' 6" x 8' (3.2m x 2.44m) Window to rear aspect, radiator.

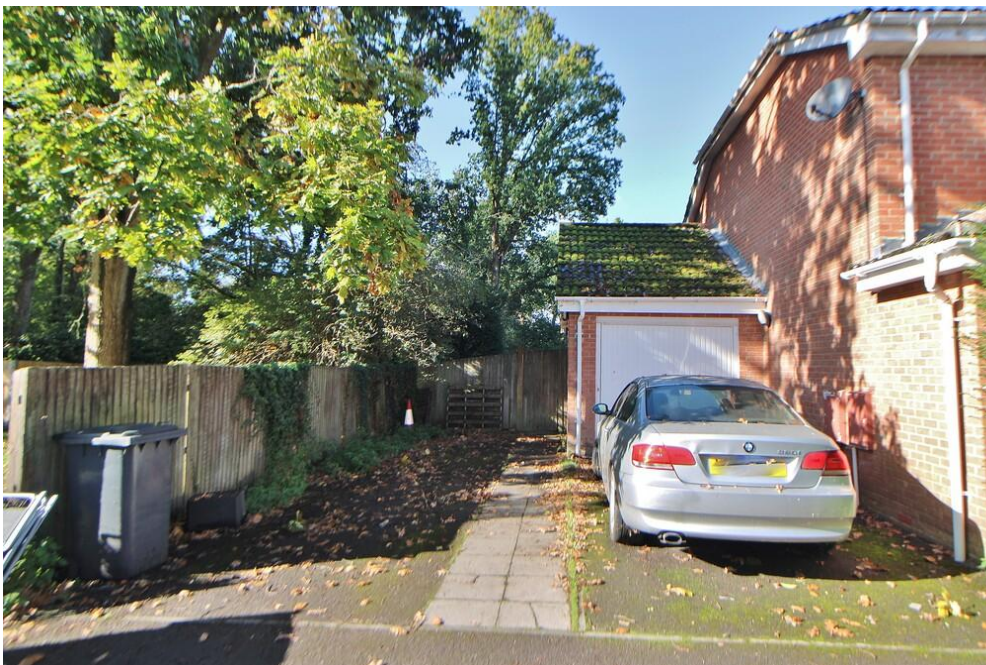
BEDROOM 3 8' 9" x 5' 9" (2.67m x 1.75m) Window to front aspect, radiator.

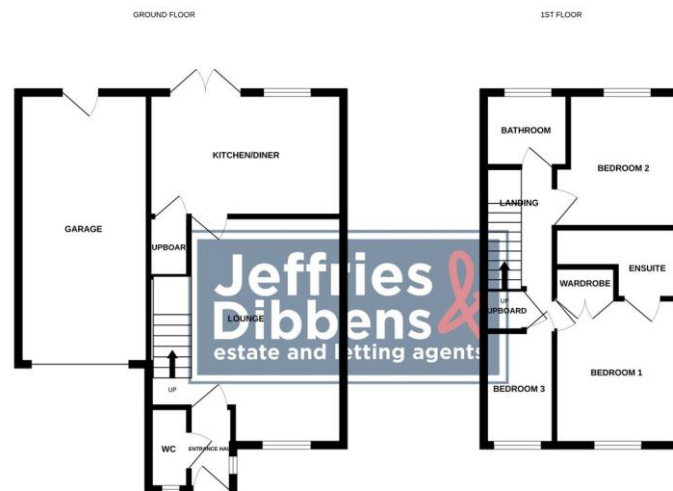
BATHROOM Window to rear aspect, radiator, panelled bath, WC, hand wash basin with vanity surround and cupboard under.

OUTSIDE Front - Parking area, own driveway leading to:

GARAGE Up and over door, light and power, personal door to:

REAR GARDEN Good sized private rear garden which is mostly laid to lawn and has a patio area, outside light and tap, gated side access.





Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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 operation or efficiency can be given. Made with Hergo 10/20/21.

LOCAL AUTHORITY
East Hampshire District Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 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
Dibbens**
estate and letting agents

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

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