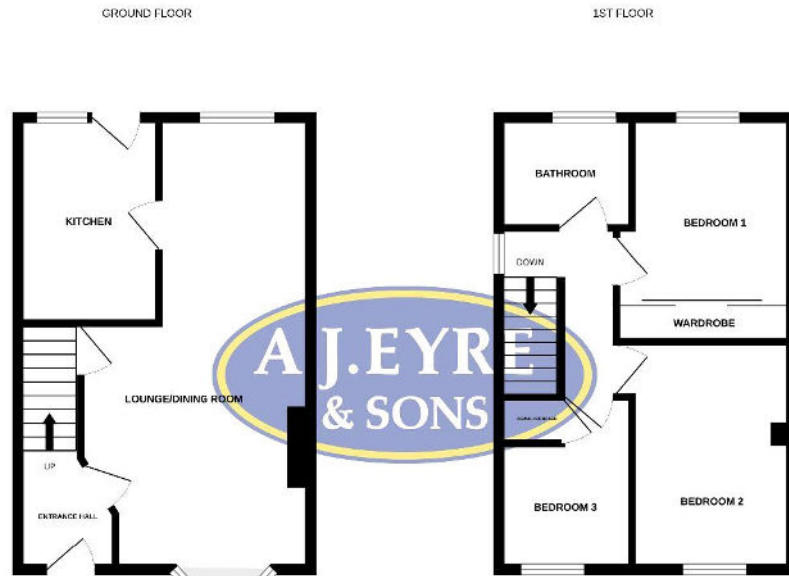




PRICE: £350,000



While every effort has been made to ensure the accuracy of the information contained here, the makers of this plan, and any other person who has provided information for its preparation, do not accept any liability for any errors or omissions in the information. The makers of this plan and any other person who has provided information for its preparation do not accept any liability for any errors or omissions in the information. © 2022 A.J.EYRE & SONS



Lovage Way, Horndean, PO8 0JG

Tucked away at the end of a Cul-de-sac. THREE BEDROOM SEMI DETACHED HOUSE with easterly aspect rear garden. Accommodation includes, lounge / dining room, modern kitchen and bathroom, driveway providing off road parking leading to the garage. Good access to A3(M) and local village amenities.

Agents notes:

We have not tested any systems or appliances and no warranty as to the condition or suitability is confirmed nor implied. All measurements are approximate.

These particulars are thought to be materially correct but their accuracy is not guaranteed and they do not form part of any contract.

To verify flood risk of this property please see the following link;

<https://check-long-term-flood-risk.service.gov.uk/risk>

Covered Entrance
Double glazed front door.

Entrance Hall
Stairs to the first floor, radiator, laminate wood effect flooring, coved and textured ceiling.

Lounge / Dining Room W: 12' 1" x L: 23' 7" (W: 3.68m x L: 7.19m)
(Maximum measurements). Double glazed bow window to the front aspect, double glazed window to rear aspect, feature faux fireplace with wood mantle over, brick surround and stone hearth, two radiators, laminate wood effect flooring, understairs storage cupboard, coved and textured ceiling, doors to kitchen and entrance hall.



Kitchen W: 6' 11" x L: 9' 9" (W: 2.11m x L: 2.97m)
Modern matching range of wall and base units complemented with roll top work surfaces over incorporating stainless steel sink unit with mixer tap and drainer, stainless steel four ring gas hob with stainless steel extractor canopy over and electric oven below, space and plumbing for washing machine, space for freestanding fridge / freezer, tiled splashback, wall mounted "Potterton" boiler housed in cupboard for central heating, laminate tiled effect flooring, radiator, double glazed window and door to rear aspect and garden.



FIRST FLOOR
Landing, double glazed window to side aspect, access to loft area via hatch, coved and textured ceiling.

Bedroom One W: 9' 1" x L: 11' 7" (W: 2.77m x L: 3.53m)
(Maximum measurements including depth of fitted wardrobe cupboard). Floor to ceiling mirror fronted fitted wardrobe cupboards, double glazed window to rear aspect, radiator, textured ceiling.



Bedroom Two W: 8' 3" x L: 11' 11" (W: 2.51m x L: 3.63m)
Double glazed window to front aspect, radiator, textured ceiling.

Bedroom Three W: 6' 8" x L: 9' (W: 2.03m x L: 2.74m)
(Maximum measurements). Double glazed window to front aspect, radiator, airing cupboard with shelving and housing hot water tank, coved and textured ceiling.

Bathroom W: 6' 6" x L: 5' 6" (W: 1.98m x L: 1.69m)
White suite comprising panelled bath with mixer tap, wall mounted shower with bi folding shower screen, pedestal wash hand basin, close coupled low level wc, double glazed obscured window to rear aspect, chromium ladder style radiator, tiled walls, laminate tiled effect flooring, textured ceiling.



OUTSIDE
The frontage boasts small lawned area with mature planting and driveway creating off road parking down the side of the property leading to the garage. The rear garden boasts an easterly aspect with patio / seating area adjoining the rear of the property with the remainder mainly laid with lawn. Panelled fencing complements the side and rear boundaries, personal door to the garage and gated side access leading to the driveway.

Garage W: 8' 2" x L: 16' 2" (W: 2.5m x L: 4.93m)
Up and over door to the front, personal door to the side / garden, power and lighting.

