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PRICE:£325,000



Windmill Close, Clanfield, PO80NA

NO FORWARD CHAIN is offered with this deceptively spacious THREE BEDROOM MIDDLE TERRACE HOUSE tucked away at the end of a cul de sac in Clanfield. Accommodation boasts lounge / dining room leading to the conservatory, kitchen, utility / cloakroom, westerly aspect rear garden, off road parking.

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>

Entrance Porch

Double glazed front door, internal door to lounge / dining room, coved and textured ceiling.

Lounge / Dining Room

W: 10' 2" x L: 23' 11" (W: 3.1m x L: 7.3m)
(Maximum measurements). Double glazed window to front aspect, double glazed sliding patio doors to conservatory, two radiators, feature log burning stove, stairs to the first floor, door to kitchen, coved and textured ceiling.

Conservatory

W: 8' 8" x L: 11' 11" (W: 2.65m x L: 3.64m)
(Maximum measurements). Double glazed windows / panels to side and rear aspects, double glazed door to garden and double glazed sliding patio doors to lounge / dining room, glass vaulted roof, power points and tiled flooring.

Kitchen

W: 9' 3" x L: 8' 9" (W: 2.81m x L: 2.67m)
Modern matching range of wall and base units complemented with work surfaces over incorporating 1½ bowl sink unit with mixer tap and drainer, electric hob with extractor canopy over, eye level double oven, space and plumbing for both dishwasher and washing machine, wall cupboard housing Worcester boiler for central heating, tiled flooring and to principle areas, coved and smoothed ceiling with pin spot downlighting, double glazed window to rear aspect, door to rear lobby.

Rear Lobby

Base unit with work surface over, space for freestanding fridge / freezer, tiled flooring, textured ceiling, door to utility room.

Utility / Cloakroom

W: 7' 10" x L: 6' 1" (W: 2.4m x L: 1.84m)
Matching range of wall and base units complemented with 'butcher block' work surfaces over incorporating enamel 'butler' style sink unit with mixer tap, space for under counter fridge or freezer, close coupled low level wc, tiled to principle areas, wall mounted extractor fan, coved and smoothed ceiling, door to storage area (partly converted garage).

Converted Garage / Store Room

W: 7' 10" x L: 6' 1" (W: 2.4m x L: 1.84m)
Electric roller shutter door to the front / driveway, light, power points, outside tap.

FIRST FLOOR

Loft access, coved and textured ceiling.

Bedroom One

W: 11' 5" x L: 11' 4" (W: 3.47m x L: 3.47m)
Double glazed window to front aspect, radiator, fitted wardrobe cupboard, airing cupboard with shelving and hot water tank, textured ceiling.

Bedroom Two

W: 11' 4" x L: 9' 7" (W: 3.47m x L: 2.92m)
Double glazed window to rear aspect, radiator, laminate wood effect flooring, fitted wardrobe cupboard, wall mounted shaver point, wash hand basin set in vanity unit with heated towel rail, textured ceiling.

Bedroom Three

W: 8' 2" x L: 8' 3" (W: 2.48m x L: 2.52m)
Double glazed window to front aspect, radiator, laminate wood effect flooring, textured ceiling.

Shower Room

W: 8' x L: 5' 7" (W: 2.45m x L: 1.7m)
Suite comprising shower cubicle with wall mounted shower and grab rail, pedestal wash hand basin, close coupled low level wc, white ladder style radiator, double glazed obscured window to rear aspect, tiled to principle areas, textured ceiling with extractor fan.

OUTSIDE

The frontage boasts driveway providing off road parking with the remainder shingled for easy low maintenance. The rear garden boasts a westerly aspect with patio / seating area adjoining the rear with the remainder mainly laid with lawn. Tended borders and panelled fencing complement the side and rear boundaries with gated rear access and outside tap.

