



Guide Price £300,000
Crookhorn Lane
Crookhorn, PO7 5XL

PROPERTY SUMMARY

Jeffries Estate Agents are delighted to offer for sale this beautifully presented and spacious 3 bedroom family home situated in Crookhorn. We believe this property is an ideal first time or investment purchase and internal viewings are very strongly advised. The property has a large number of benefits including 3 well proportioned bedrooms, spacious lounge/dining room, play room, modern fitted kitchen, modern W.C and a modern four piece bathroom suite. Externally the front of the property has been landscaped and now boasts a very well presented block paved driveway providing off road parking. To the rear there is a well presented garden with artificial grass. Early interest is expected so to avoid disappointment contact Jeffries as sole agents today!





ENTRANCE HALL Radiator, under stairs storage cupboard, access to:

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

KITCHEN 9' 0" x 8' 8" (2.74m x 2.64m) Window to front aspect, range of wall and base units, 1 1/2 bowl sink with mixer tap over, double oven, induction hob with extractor hood over, space and plumbing for dish washer, plumbing washing machine.

LOUNGE/DINER 20' 4" x 15' 6" (6.2m x 4.72m) Two sets of radiators, access to:

PLAY ROOM 15' 6" x 8' 3" (4.72m x 2.51m) Windows and doors to front, side and rear aspects, bi-folding doors leading to rear aspect, sky lantern.

LANDING Access to loft, and all first floor rooms.

BEDROOM ONE 14' 11" x 9' 1" (4.55m x 2.77m) Window to rear aspect, radiator.

BEDROOM TWO 14' 3" x 9' 0" (4.34m x 2.74m) Window to front aspect, radiator.

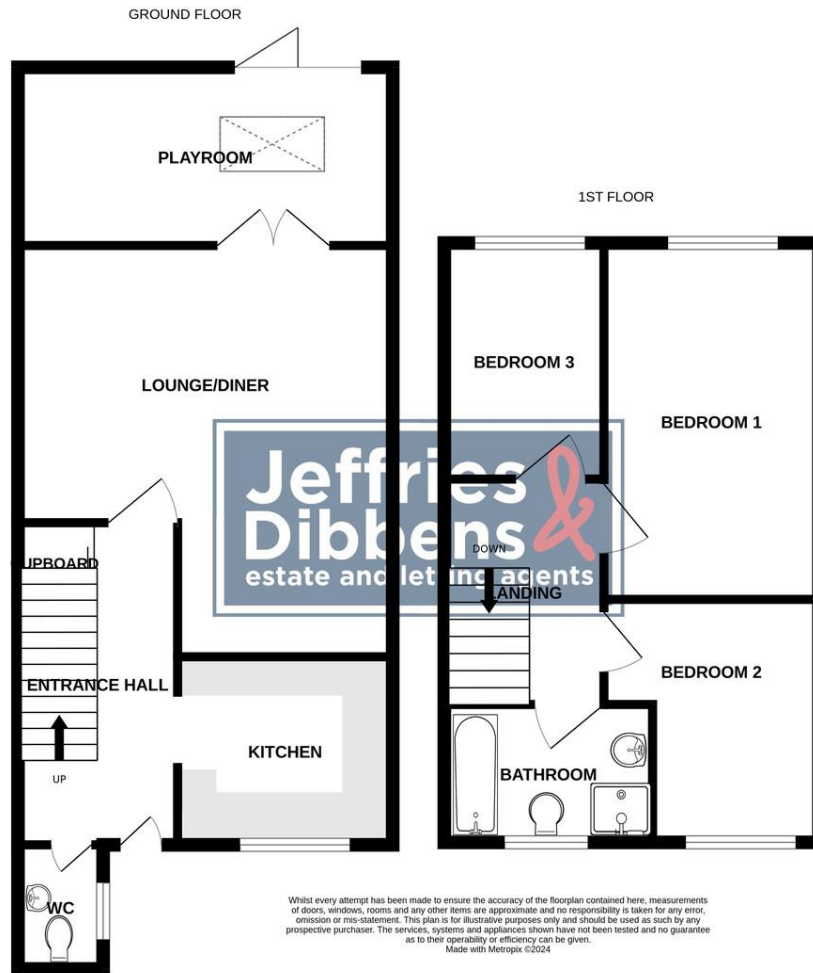
BEDROOM THREE 11' 6" x 6' 3" (3.51m x 1.91m) Window to rear aspect, radiator.

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

OUTSIDE

REAR GARDEN Mostly artificial grass lawn, shed, rear gated access.

FRONT GARDEN Block paved driveway.

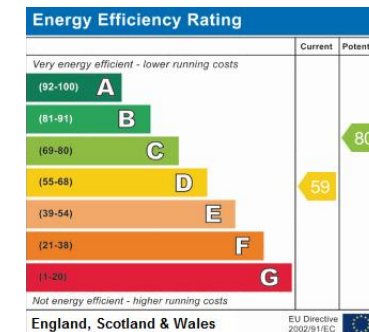


LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only



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

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