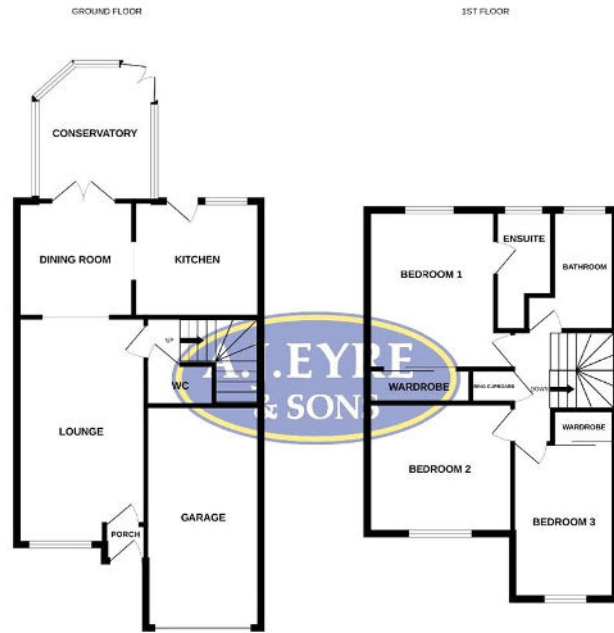




PRICE: £385,000



While every effort has been made to ensure the accuracy of the figures contained herein, measurements of areas, volumes, heights and any other facts are approximate and no responsibility is taken for any errors or omissions. The actual contents and appliances shown have not been measured or guaranteed in any way. EYRE & SONS is not responsible for any errors or omissions. © 2021



Heyshott Gardens, Clanfield, PO8 0XG

NO FORWARD CHAIN with this THREE DOUBLE BEDROOM SEMI DETACHED HOUSE in Clanfield with DRIVEWAY AND GARAGE. Boasting lounge with separate dining area, ground floor cloakroom, ensuite to master bedroom, conservatory, cul de sac location, easy access to local schools, village amenities and A3 (M).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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 leading to the entrance hall.

Entrance Hall
Internal door to lounge, textured ceiling, wall mounted electrical consumer unit.

Lounge
(Maximum measurements into window). Feature fireplace with wood surround, marble effect hearth, electric log burning effect stove (to remain).
Double glazed Georgian style window to front aspect, textured ceiling, newly fitted carpet, squared arch to dining area, door to inner hall.

Dining Area
Double glazed French doors to conservatory, archway to kitchen, squared arch to lounge, radiator, textured ceiling, newly fitted carpet.

Conservatory
Double glazed windows to side and rear aspects, double glazed French doors to rear aspect / garden, double glazed French doors to dining area, radiator, power points, tiled flooring, vaulted roof.

Kitchen
Matching range of wall and base units complemented with work surfaces over incorporating enamel sink unit with mixer tap and drainer, four ring gas hob with electric oven below and extractor canopy over, space and plumbing for washing machine, space for freestanding fridge / freezer, integrated dishwasher, radiator, tiled splashback, tiled flooring, wall mounted cupboard housing boiler for central heating, double glazed Georgian style window to rear aspect, double glazed door to garden, textured ceiling.

Inner Hall
Stairs to the first floor, radiator, double glazed Georgian style window to side aspect, textured ceiling, door to lounge and door to cloakroom.

Cloakroom
Close coupled low level wc, corner wash hand basin, radiator, tiled to principle areas, tiled flooring, textured ceiling and wall mounted extractor fan.

Landing
Loft access, airing cupboard with shelving and hot water tank.

Bedroom One
(Overall maximum measurements including depth of fitted wardrobe cupboards). Double glazed Georgian style window to rear aspect, radiator, floor to ceiling mirror fronted fitted wardrobes, textured ceiling, door to ensuite shower.

En-Suite
(Overall maximum measurements into shower cubicle) Shower cubicle with wall mounted shower, close coupled low level wc, pedestal wash hand basin, wall mounted light and shaver point, radiator, double glazed obscured Georgian style window to rear aspect, tiled to principle areas, textured ceiling with extractor fan.

Bedroom Two
Double glazed Georgian style window to front aspect, radiator, textured ceiling.

Bedroom Three
(Maximum measurements including depth of fitted wardrobe cupboard). Double glazed Georgian style window to front aspect, radiator, fitted wardrobe cupboard, textured ceiling.

Bathroom
(Maximum overall measurements). Suite comprising panelled bath, pedestal wash hand basin, close coupled low level wc, double glazed obscured Georgian style window to rear aspect, radiator, wall mounted light and shaver point, tiled to principle areas, textured ceiling, laminate tiled effect flooring.

OUTSIDE
The frontage is predominantly driveway providing off road parking leading to the garage with gated side access leading to the rear. The rear garden boasts patio / seating area with the remainder mainly laid with lawn, brick retaining wall and panelled fencing complement the side and rear boundaries, outside tap, gated access leading to the front.

Garage
Up and over door to the front, power and lighting, additional plumbing for washing machine.

