

Leckford Close

Fareham | Hampshire | PO16 8DZ



Guide Price: £270,000 - £280,000

Chapplins
A family business



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Overview

- Three bedroom semi-detached
- Private rear garden
- Drive way
- Garage
- Cul de sac location
- Extended to the rear
- Open plan kitchen/diner
- Utility room/WC



GUIDE PRICE £270,000 - £280,000 ... A fantastic three bedroom semi-detached family home. The property has been extended to the rear offering an open plan kitchen/diner, separate dining room, lounge and utility/WC,. There is a private rear garden. garage and driveway.



Located at the end of a quiet cul-de-sac and presented to a good standard this property must be viewed to be appreciated. The re-fitted extended kitchen/diner offers a generous open plan living space with French doors opening on to the rear garden.



Rear garden

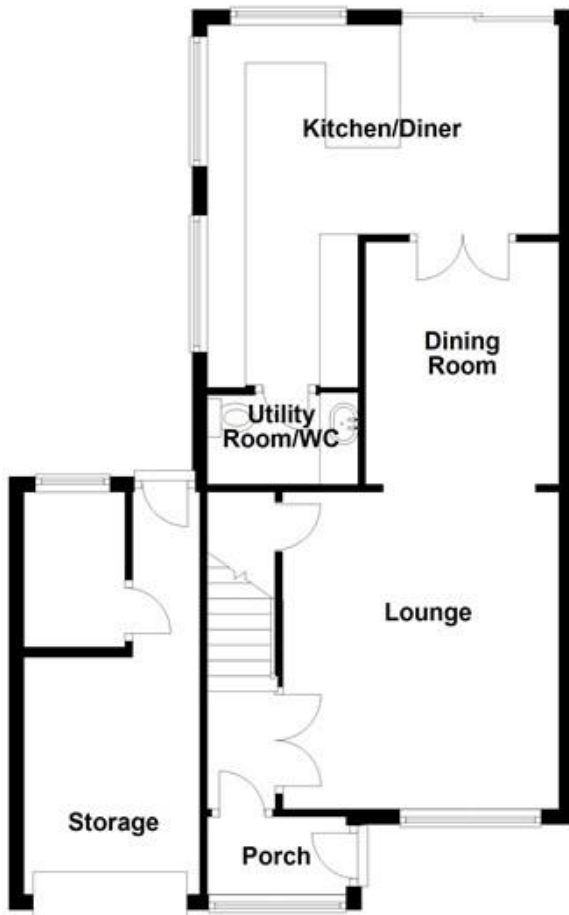
Paved patio adjacent to rear doors, steps to lawn area, two raised decked seating areas, wooden fence boundaries, rear access to garage and further storage space behind, wooden storage shed, outside tap.



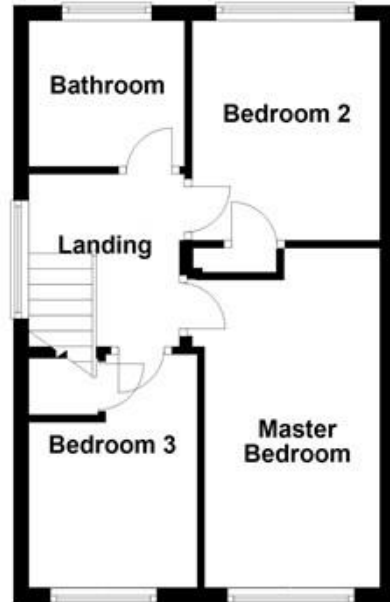
Directions

From our Fareham office proceed along East Street to the roundabout and take the fourth exit into Portchester Road. At the next roundabout go straight ahead and at the following roundabout take the first exit into Dore Avenue. Then take the sixth turning on the left into Kilminster Drive. A T-junction bear left, right into Leckford Close and the property can be found at the end of the close as indicated by our for sale board.

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		84
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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This floor plan is provided for the visible guidance to prospective purchasers and is not designed to scale.

Please be aware that due to an update to the Money Laundering Regulations 2007 we are now required to carry out ID checks for all purchasers and we ask that this is made available to us at the point of offer.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPRS) / VENDOR QUESTIONNAIRE.
 These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability, the vendor questionnaire (which is available at our office) and make an appointment to view before travelling to see a property.