

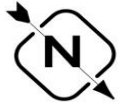


Park Approach, Knowle, Hampshire, PO17 5NR



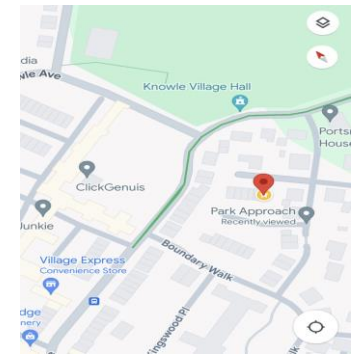
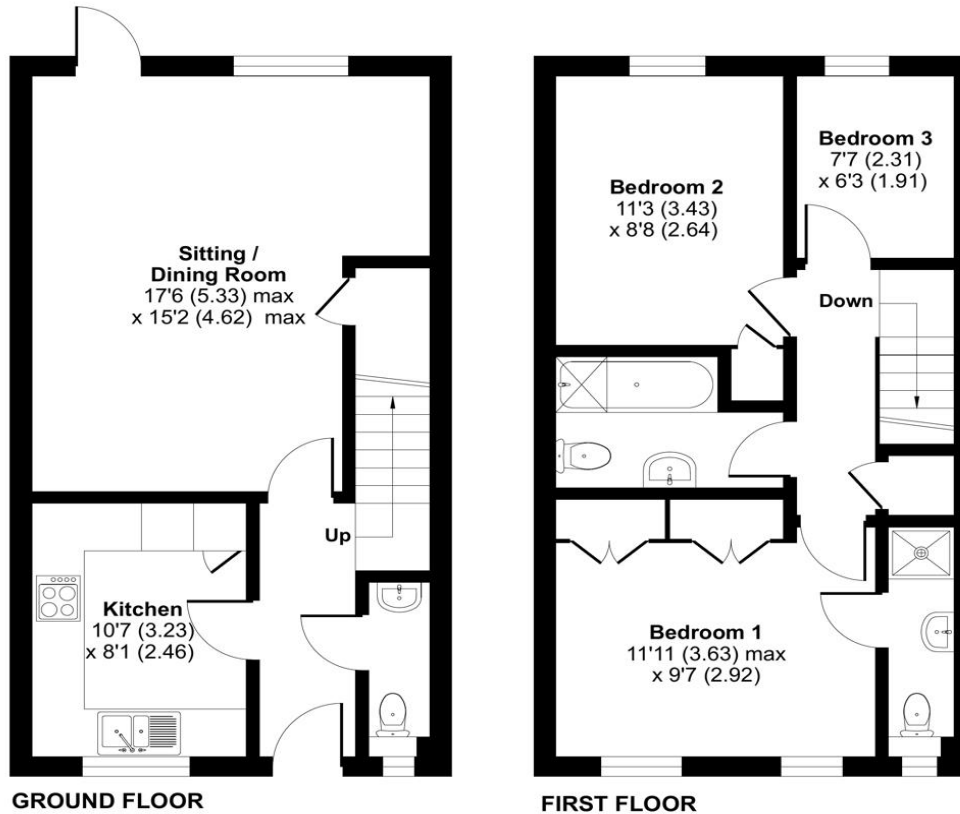
ACCOMMODATION

Situated in a private cul-de-sac overlooking green space with a paved pathway leading to the main entrance is this three-bedroom end terrace home. The property is entered via a spacious hallway with doors to the principal rooms and stairs to the first-floor landing. The ground floor accommodation consists of a generous rear facing sitting/dining room with a window and French doors leading to the rear garden. There is another door to the understairs storage. To the front is a fitted kitchen with integrated appliances. From the hallway there is a convenient guest cloakroom. On the first floor there is a landing with an airing cupboard, loft access and doors to the three good sized bedrooms. The principal bedroom enjoys an en-suite shower room and the remaining bedrooms are served by the family bathroom. To the rear of the property there is a private garden with gated access leading from the parking area where the property benefits from two allocated parking spaces. The rear garden has a paved patio terrace and private outlook, being fully enclosed with an open aspect. The home currently has a tenant in situ and further information is available upon request.



Approximate Area = 870 sq ft / 80.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for Charters Estate Agents Limited. REF: 1112600



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

SITUATION

Knowle village has a range of convenient amenities including a shop, brasserie, hairdressers and beauticians. As well as good amenities Knowle Village is also on the bus route for Peter Symonds Sixth Form College, Cams Hill and Swanmore College. There is also a minibus service for local catchment and public schools. The property is also very close to the neighbouring pretty market town of Wickham which offers a broad range of shops and amenities. It is also close to Fareham and only half an hour away from the cathedral city of Winchester, Southampton West Quay and Gunwharf shopping centres with all main motorway access routes also being within easy reach.



SPECIFICATION

- End of terrace home
- No onward chain
- Three bedrooms
- En-suite shower room to the principal bedroom and family bathroom
- Sitting/dining room
- Kitchen with integrated appliances
- Enclosed rear garden
- Two allocated parking spaces

LOCAL AUTHORITY

Winchester City Council

Council Tax Band - D

ASKING PRICE

£340,000

TENURE

Freehold

Estate Management Charge - £32.00 plus VAT pcm.