



20 St. Hilda Avenue, Clanfield

Waterlooville PO8 0JF



Borland & Borland are pleased to present for sale this immaculate three bedroom semi- detached home which has been in the same ownership for around 20 years.

The accommodation comprises of: Entrance Hall. Sitting/Dining Room. Kitchen. First Floor: Three Bedrooms. Family Bathroom. This beautiful family home benefits from double glazed windows throughout and gas central heating. To the front is a block paved driveway providing off road parking for three cars. Electric door to covered car port with power and lighting leading through to garden with further garage with power, light and workshop area to the rear. Low maintenance rear garden with patio area and artificial lawn.

- IMMACULATE SEMI-DETACHED HOME
- THREE BEDROOMS
- SITTING / DINING ROOM
- DOUBLE GLAZED WINDOWS & GAS CENTRAL HEATING
- LOW MAINTENANCE REAR GARDEN
- CAR PORT & SINGLE GARAGE WITH WORKSHOP
- OFF ROAD PARKING FOR THREE CARS
- CUL-DE-SAC LOCATION

Asking Price

£360,000

Freehold





ACCOMMODATION

Ground Floor:

- Entrance Hall
- Sitting Room with electric fire opening onto Dining area
- Kitchen



First Floor:

- Bedroom one with fitted wardrobes
- Bedroom two
- Bedroom three with cupboard
- Modern fitted family bathroom
-

Exterior:

- Low maintenance rear garden with artificial grass and patio area
- Block paved driveway for off road parking for three cars
- Carport with electric up and over door, power and lighting
- Garage with power and light with workshop to the rear





LOCATION

The village Clanfield has its range of local shops and amenities including convenience store, restaurants, greengrocers and doctors' surgery.

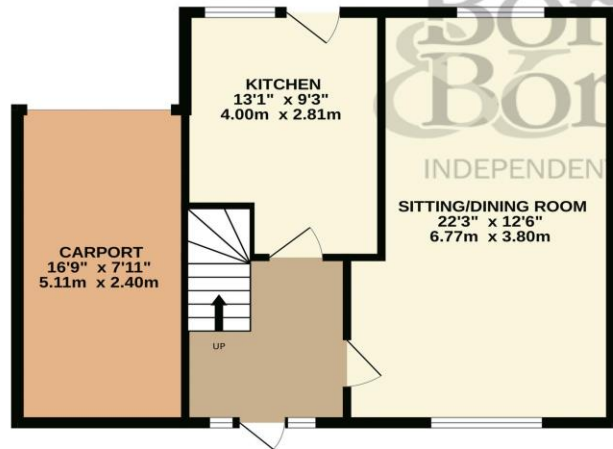
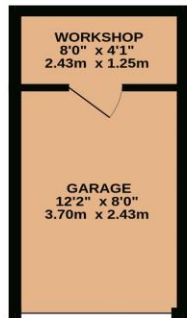
Ideally situated for those requiring access to A3 & A27 and local bus route.

Well placed for countryside walks and the local Queen Elizabeth Country Park and Butser Hill nearby.

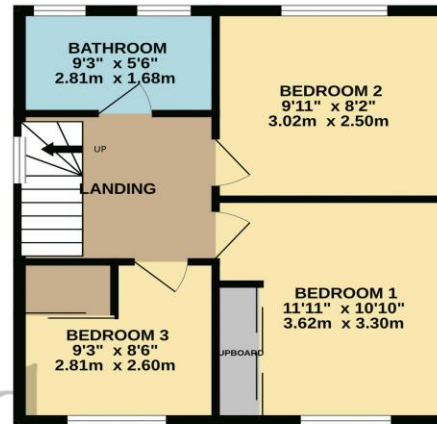




GROUND FLOOR
701 sq.ft. (65.2 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



Borland & Borland
INDEPENDENT ESTATE AGENTS

ST HILDA

TOTAL FLOOR AREA : 1143 sq.ft. (106.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrofix ©2023



Directions

SAT NAV: PO8 0JF

‘IMPORTANT NOTICE Borland & Borland gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information with the particulars by inspection or otherwise. 3. Borland & Borland does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Borland & Borland does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Borland & Borland will try to have the information checked for you.

9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

property@borlandandborland.co.uk

www.borlandandborland.co.uk

