



33 Dockenfield Close
Havant Hampshire PO9 3ST

Asking Price £179,995

Chapplins

members of
team

ENTRANCE HALL: Approached via composite door with double glazed insert windows, radiator, stairs to first floor, wood effect laminate flooring, flat ceiling with coving, understairs storage cupboard, door to;

LOUNGE: 15'3" into bay x 12'. (4.65m x 3.66m.) Front aspect Upvc double glazed window in bay with radiator, laminate wood effect flooring, tv point, coved and artexed ceiling.

KITCHEN: 18'5" x 9'6" (5.61m x 2.9m) narrowing to 7'5" (2.26m) Upvc rear aspect double glazed window and Upvc double glazed door leading to garden, fitted with a range of wall and base units with rolled edge work surfaces, one and a half bowl stainless steel sink unit with mixer tap, built in 4 ring electric hob with oven under and extractor above, space and plumbing for washing machine and dishwasher, vinyl flooring, radiator, space for upright fridge / freezer, flat ceiling with coving, wall mounted combination boiler.

First floor:

LANDING: Flat ceiling with coving, cupboard with access loft space.

BEDROOM ONE: 11'11" x 11'10" (3.63m x 3.61m) Front aspect Upvc double glazed window, recessed space for wardrobe either side of chimney breast, radiator, artex ceiling.

BEDROOM TWO: 11'11" x 9'1" (3.63m x 2.77m) Rear aspect Upvc double glazed window, radiator, artex ceiling.

BEDROOM THREE: 8'5" x 8'4" (2.57m x 2.54m) Front aspect Upvc double glazed window, radiator. Note:- there is a stair bulkhead in this room.

BATHROOM: Two Upvc double glazed windows, towel rail radiator, Upvc clad ceiling, wall mounted heater, enclosed bath, pedestal wash basin, low level wc, tiled floor & walls

OUTSIDE AND GENERAL:

FRONT GARDEN: Pathway leading to front door, area of lawn, shared access leading to rear garden.

REAR GARDEN: Tiered garden with decking and patio area enclosed by panel fencing, brick built storage shed with power and light, outside tap.

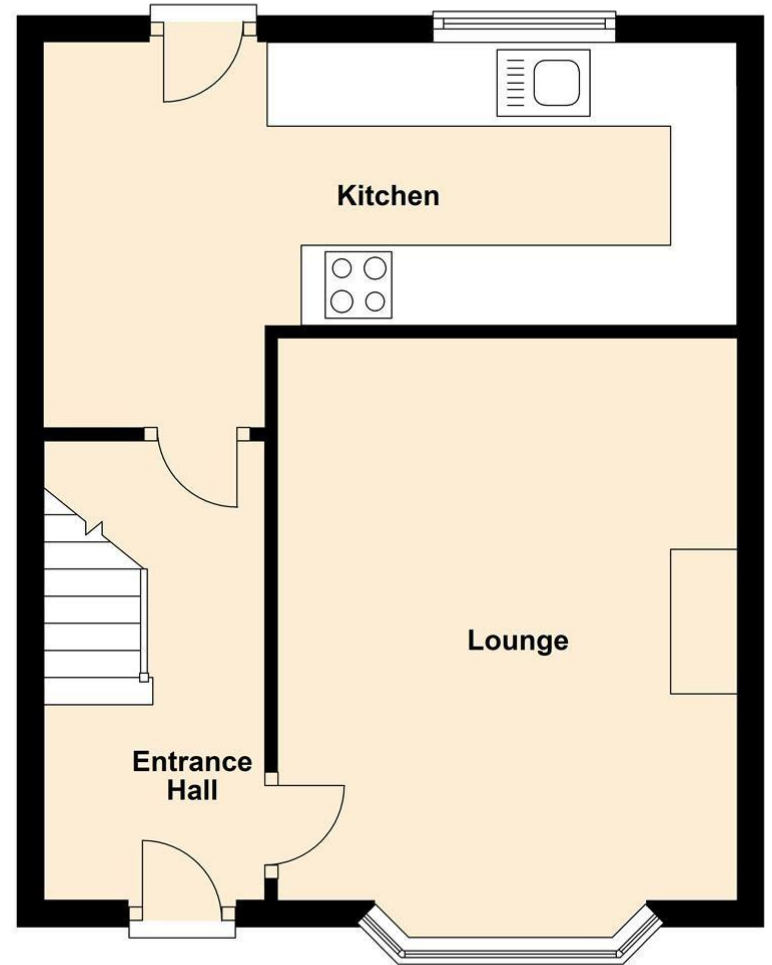
VIEWING: By appointment through Chapplins Estate Agent 02392 482261

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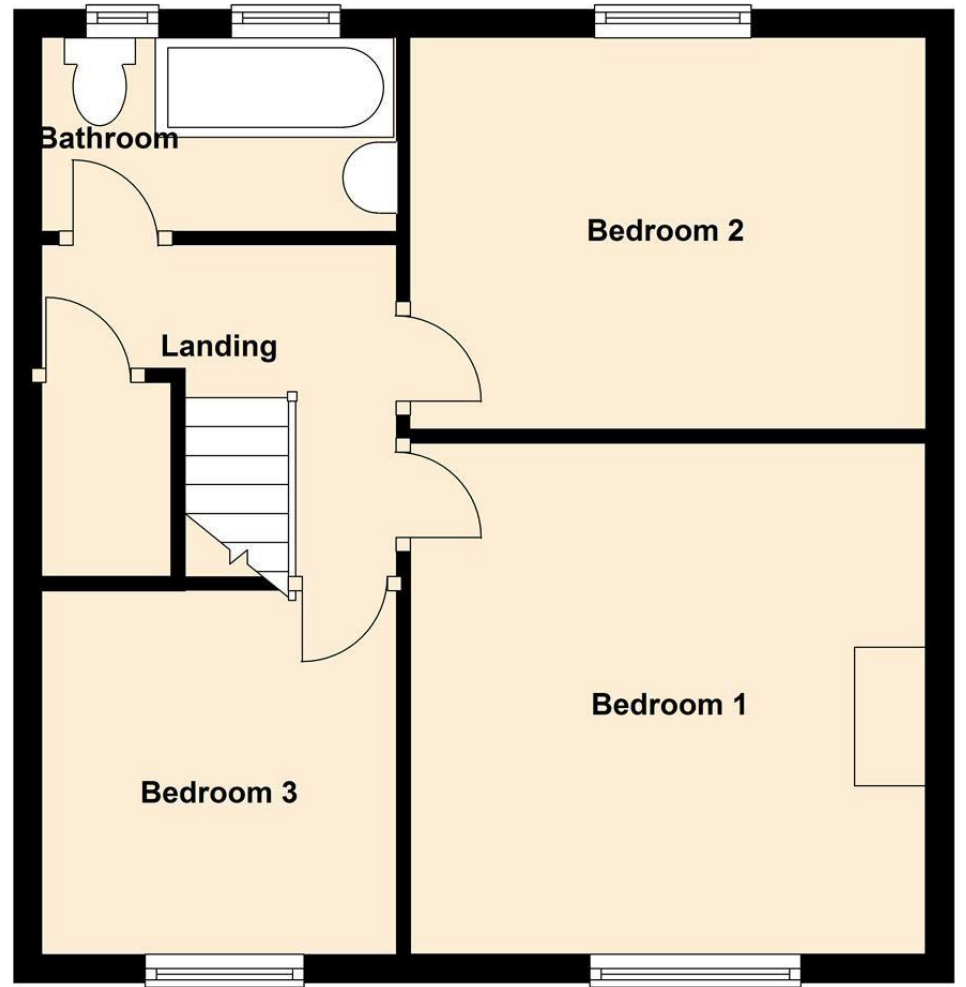


Ground Floor
Approx. 33.2 sq. metres (357.7 sq. feet)





First Floor
Approx. 38.7 sq. metres (416.3 sq. feet)



Well presented 3 bedroom house situated at the end of a small cul-de-sac in the popular Bedhampton area. This good sized family home offers a south west facing rear garden, gas fired central heating, modern kitchen and bathroom and Upvc double glazing.



entrance hall * lounge *
kitchen * three bedrooms *
bathroom * gas fired central
heating * upvc double glazing
* front and rear garden *





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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		90
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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