

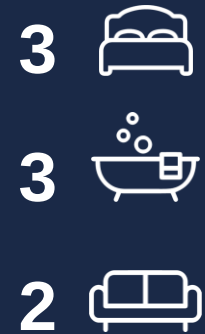
£350,000

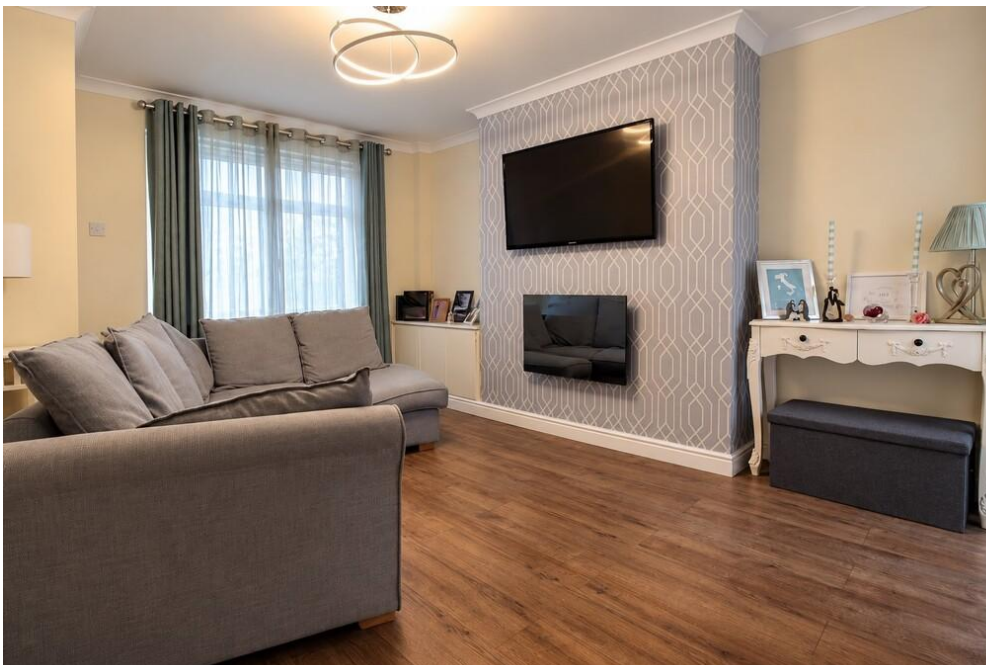
London Road

Waterlooville, PO7 7AL

PROPERTY SUMMARY

Located within walking distance of Waterlooville town centre we are delighted to offer for sale this very well presented 3 bedroom end of terraced on the London Road. This charming character property is certain to attract immediate interest and internal viewings are advised. The property boasts 3 first floor bedrooms, a modern 3 piece bathroom suite, 2 reception rooms, a modern fitted kitchen, utility, conservatory and a modern fitted additional WC. Externally there is a good size rear garden with outbuilding/office and off road parking to the front for several vehicles. Early interest is expected so to avoid disappointment contact us as sole agents today!





ENTRANCE HALL Stairs to first floor, opening to:

KITCHEN/DINER 14' 4" x 9' 9" (4.37m x 2.97m) Triple aspect windows to front, side and rear, a range of wall and base units incorporating sink unit, radiator, built in hob with fan over, integrated over, integral fridge/freezer, space and plumbing for dish washer, opening to:

INNER HALL Under stairs storage cupboard, door opening to utility with window to rear aspect, space and plumbing for washing machine.

LOUNGE 14' 11" x 10' 11" (4.55m x 3.33m) Window to front aspect, radiator, door leading to rear garden, feature fire place.

WC Window to side aspect, heated towel rail, wash hand basin, W.C.

CONSERVATORY 12' 3" x 10' 1" (3.73m x 3.07m) Windows to all aspect, radiator, door leading to rear aspect.

LANDING Access to loft, doors to all first floors:

BEDROOM 1 15' 3" x 11' 1" (4.65m x 3.38m) Windows to front and rear aspect, radiator, storage cupboard, door to:

ENSUITE Window to rear aspect, heated towel rail, shower cubicle, wash hand basin, W.C.

BEDROOM 2 10' 0" x 9' 11" (3.05m x 3.02m) Window to front aspect, radiator, storage cupboard.

BEDROOM 3 9' 1" x 7' 1" (2.77m x 2.16m) Window to rear aspect, radiator.

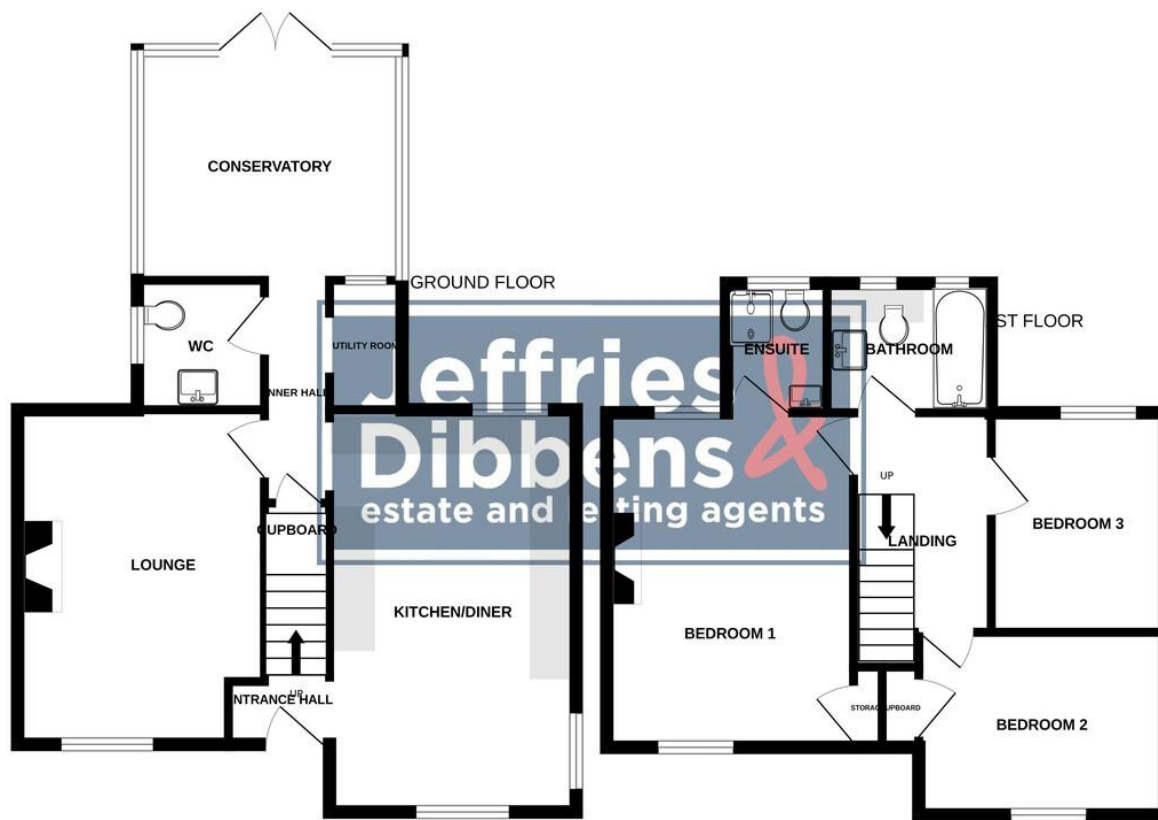
BATHROOM Two windows to rear aspect, heated towel rail, panelled bath with shower over, wash hand basin, W.C.

OUTSIDE

REAR GARDEN Mostly laid to lawn, decking area, gated side access to front, outside lighting & tap.

OUTBUILDING/OFFICE Window to front aspect, power and light.

FRONT Off road parking for multiple vehicle.



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.
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LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

Band C

VIEWINGS

By prior appointment only

EPC TO FOLLOW

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
& Dibbens**
estate and letting agents

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