



Guide Price
£475,000

Freehold

3x  1x  2x 

**St. James Close,
Waterlooville,
Hampshire, PO8**

OVER 60?

Secure this property
for up to **59% less!**

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Helping you move forwards



Main features

- **Spacious bright and airy home situated in a requested Clanfield location**
- **Additional outdoor storage including two storey garage**
- **In need of some light refurbishment and modernisation**
- **Sunny aspect rear garden**
- **Cul-de-sac location**

Accommodation

GROUND FLOOR

Entrance Hall

Kitchen/Diner: 15'4 x 11'0 (4.68m x 3.36m)

Lounge: 18'4 x 11'9 (5.59m x 3.58m)

Sun Room: 13'4 x 10'6 (4.07m x 3.20m)

Bedroom 1: 12'5 x 11'9 (3.79m x 3.58m)

Bedroom 2: 10'9 x 9'9 (3.28m x 2.97m)

Bedroom 3: 10'9 x 9'2 (3.28m x 2.80m)

Shower Room

OUTBUILDING

Garage

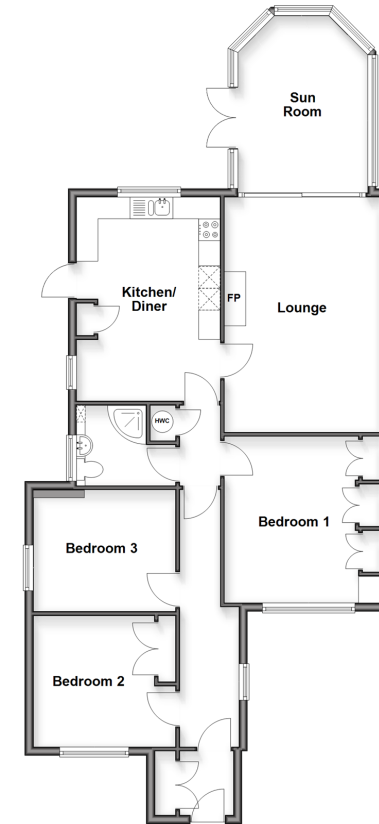
Store Room

OUTSIDE

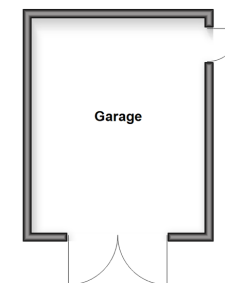
Rear Garden

Off Road Parking

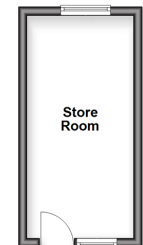
Ground Floor
Approx. 99.8 sq. metres (1074.5 sq. feet)



Outbuilding
Approx. 20.1 sq. metres (216.6 sq. feet)



Outbuilding
Approx. 12.9 sq. metres (139.9 sq. feet)



Call Waterloo - 02392 267244 ■ cubittandwest.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



42410739/20251015/EH/EC