



**Sebastian Grove, Waterlooville PO7 8LD**

**welcome to**

## **Sebastian Grove, Waterloooville**

We are delighted to offer to the market this well presented two bedroom family home. The property is conveniently located close to amenities and bus routes and in a well sought after location. Externally the property offers front and rear gardens.

### **Front Garden**

Mainly laid to artificial lawn with shrub borders and path to entrance.

### **Entrance Porch**

3' 4" x 4' 4" ( 1.02m x 1.32m )

Smooth walls with coving, carpeted flooring and door on to lounge.

### **Lounge**

12' 4" x 18' 8" ( 3.76m x 5.69m )

Double glazed to dual elevation textured ceiling with coving, electric fireplace, carpeted stairs to first floor, radiators and door to.

### **Kitchen**

12' 4" x 8' 9" ( 3.76m x 2.67m )

Double glazed window and door to rear elevation. smooth and partly tiled walls, textured ceiling, fitted kitchen comprising of wall and base unit with contrasting work surface, built in oven with hob, space and plumbing for appliances, room for table and chairs, sink with drainer and tiled floor.

### **Landing**

Textured ceiling with loft access, smooth walls, coving, carpeted flooring and doors to.

### **Bedroom One**

12' 4" x 10' 5" ( 3.76m x 3.17m )

Double glazed to front elevation, textured ceiling with ceiling rose, smooth walls, carpeted flooring and radiator.

### **Bedroom Two**

8' 1" x 12' 4" ( 2.46m x 3.76m )

Double glazed to rear elevation, textured ceiling with coving, smooth walls built in storage cupboard housing water tank, carpeted flooring and radiator.

### **Bathroom**

8' 4" x 4' 6" ( 2.54m x 1.37m )

Double glazed to side elevation, textured ceiling with coving, tiled walls, modern fitted bathroom comprising of bath, wash hand basin set over vanity unit, low level w/c and laminate flooring.

### **Rear Garden**

Side pedestrian access, to rear garden, mainly laid to artificial lawn with patio area and shrub borders.

### **Garage**

Located at the corner of the Cul de sac with a yellow up and over door.



**Ground Floor**

**First Floor**

Total floor area 64.5 sq.m. (694 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**welcome to**  
**Sebastian Grove,**  
**Waterlooville**

- Council Tax Band: C
- End Of Terrace House
- Quiet Residential Cul-De-Sac
- Two Double Bedrooms
- Garage & Ample Street Parking

Tenure: Freehold EPC Rating: D

**£290,000**



**view this property online** [fox-and-sons.co.uk/Property/WLV108826](http://fox-and-sons.co.uk/Property/WLV108826)



Property Ref:  
WLV108826 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons



**023 9226 2447**



[Waterlooville@fox-and-sons.co.uk](mailto:Waterlooville@fox-and-sons.co.uk)



81B London Road, WATERLOOVILLE,  
Hampshire, PO7 7ES



**fox-and-sons.co.uk**