



**Gilbert Way, Waterlooville PO7 7DL**

**welcome to**

## **Gilbert Way, Waterlooville**

Situated in a quiet cul-de-sac, this well-presented two bedroom end of terrace house benefits from two double bedrooms, a modern kitchen and family bathroom. Externally this property boasts a separate garage plus parking and landscaped front and rear gardens. Call today to avoid disappointment!

### **Entrance Hall**

uPVC door. Textured ceiling. Coving. Smooth walls. Carpeted flooring.

### **Lounge**

12' 3" max x 14' 9" ( 3.73m max x 4.50m )  
Double glazed to front elevation. Textured ceiling. Coving. Wall papered walls. Radiator. Carpeted flooring. Door to Kitchen.

### **Kitchen**

12' 3" x 9' 5" ( 3.73m x 2.87m )  
Double glazed to rear elevation. Smooth ceiling. Spotlights. Part smooth part panelled walls. Radiator. Wall and base units. Breakfast bar. Larder cupboard. Electric oven. Gas hob. Space for appliances. Tiled flooring.

### **Landing**

Textured ceiling. Coving. Attic access. Smooth walls. Airing cupboard housing boiler.

### **Bedroom One**

12' 4" max x 9' 1" max ( 3.76m max x 2.77m max )  
Double glazed to front elevation. Textured ceiling. Coving. Smooth walls. Radiator. Built in wardrobe. Carpeted flooring.

### **Bedroom Two**

12' 4" x 7' 4" ( 3.76m x 2.24m )  
Textured ceiling, Smooth walls. Carpeted flooring. Coving. Radiator. Double glazed to rear elevation.

### **Bathroom**

Double glazed to side elevation. Smooth ceiling. Spotlights. Smooth walls. Towel rail. Walk-in shower. Basin over vanity unit. Low level WC. Tiled flooring.

### **Front Garden**

Raised beds. Driveway.

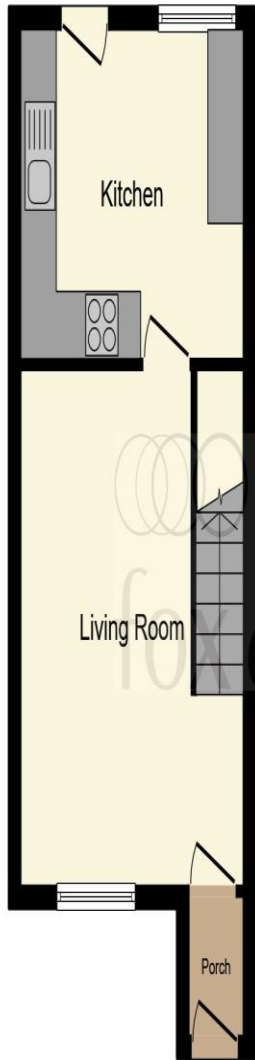
### **Rear Garden**

Laid to patio. Side pedestrian access. Flower and shrubs. Raised level laid to lawn. Side access to garage.

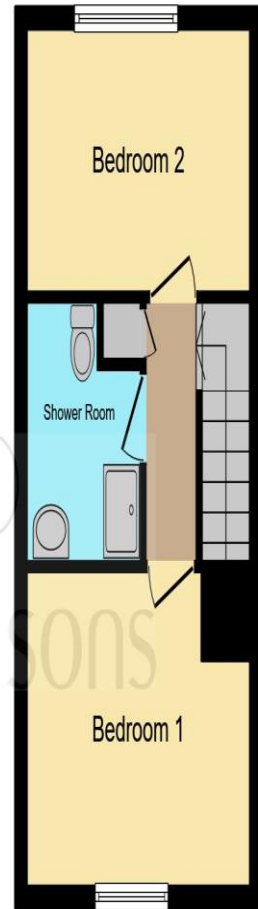
### **Garage**

7' 8" x 17' 4" ( 2.34m x 5.28m )  
Brick built. Up and over door. uPVC side pedestrian access door. Concrete flooring. Power and lighting. Panelled roof storage.





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**welcome to  
Gilbert Way,  
Waterlooville**

- End Terrace House
- Two Double Bedrooms
- Cul-de-sac Location
- Garage & Parking
- Landscaped Front & Rear Garden

Tenure: Freehold EPC Rating: C

**£270,000**



**view this property online** [fox-and-sons.co.uk/Property/WLV108838](https://fox-and-sons.co.uk/Property/WLV108838)



Property Ref:  
WLV108838 - 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](https://fox-and-sons.co.uk)**