





welcome to

James Copse Road, Waterlooville

Located in the very popular Lovedean area, situated in a quiet residential cul-de-sac and offers superb school catchment. This three-bedroom semi-detached family home, situated on a green, with a separate garage and parking area to the rear. Call today to arrange a viewing!!

Entrance Hall

uPVC door. Smooth ceiling. Smooth walls. Radiator. Laminate flooring.

Lounge

13' 2" x 13' 2" (4.01m x 4.01m)

Double glazed to front elevation. Smooth ceiling. Coving. Smooth walls. Radiator. Electric fireplace. Laminate flooring.

Kitchen / Diner

16' 2" x 9' 3" (4.93m x 2.82m)

Double glazed to rear elevation. Smooth ceiling. Coving. Smooth walls. Wall and base units. Breakfast bar. One and a half bowl sink and drainer unit. Built in electric oven and induction hob. Space for appliances. Storage cupboard. Radiator. Laminate flooring. Double glazed sliding door to utility.

Utility Room

7' 1" x 8' 1" (2.16m x 2.46m)

Double glazed to rear elevation. Smooth ceiling. Smooth walls. Wall and base units. Laminate flooring.

Landing

Smooth ceiling. Attic access. Smooth walls. Cupboard. Carpeted flooring. Doors to Bedrooms and Bathroom.

Bedroom One

13' 3" x 9' 8" max (4.04m x 2.95m max)

Double glazed to front elevation. Smooth ceiling. Coving. Smooth walls. Radiator. Built in wardrobe. Carpeted flooring.

Bedroom Two

8' 3" recess x 10' 1" (2.51m recess x 3.07m) Double glazed to rear elevation. Smooth ceiling.

Coving. Smooth walls. Built in cupboard. Radiator. Laminate flooring.

Bedroom Three

6' 2" x 8' (1.88m x 2.44m)

Double glazed to front elevation. Smooth ceiling. Coving. Smooth walls. Radiator. Carpeted flooring.

Bathroom

Double glazed to rear elevation. Smooth ceiling. Coving. Part smooth part tiled walls. Radiator. Bath with shower over. Basin over vanity unit. Low level WC. Tiled flooring.

Front Garden

Laid to lawn. Shrubs. Paved pathway leading to front door.

Rear Garden

Laid to lawn. Decking. Rear pedestrian access.

Garage

 $8' \times 16' \ 3" \ (2.44 \text{m} \times 4.95 \text{m})$ Brick built garage. Up and over door. Power and lighting.



Total floor area 88.2 m² (950 sq.ft.) approx

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





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- Three Bedroom Semi-detached House
- Separate Garage & Parking to the Rear
- **Quiet Cul-de-sac Location**
- Open Plan Living
- Modern Kitchen & Utility Room

Tenure: Freehold EPC Rating: D

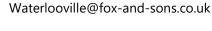
£350,000



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Property Ref: WLV108764 - 0002 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 quidance 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.





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