



**James Copse Road, Waterlooille PO8 9RH**



**welcome to**

## **James Copse Road, Waterloo**

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' x 16' 3" ( 2.44m x 4.95m )  
Brick built garage. Up and over door. Power and lighting.



**Ground Floor**

**First Floor**

Total floor area 88.2 m<sup>2</sup> (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](http://www.focalagent.com)



**welcome to**  
**James Copse Road,**  
**Waterlooville**

- 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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