





welcome to

Winifred Road, Waterlooville

The property is located a quiet residential road, close to Waterlooville town centre and transport links. The property makes a perfect home for a large family looking for plenty of living and outside space.

Driveway

Drop kerb access with off road parking for several vehicles. Path to entrance.

Entrance Hall

Double glazed door to front elevation. Smooth ceiling. Smooth walls. Carpeted stairs to first floor. Understairs storage cupboard. Radiator. Laminate flooring. Door to:

Lounge

Double glazed bay window to front elevation. Smooth ceiling. Coving. Smooth walls. Fireplace with log burner. Radiator. Laminate flooring.

Bedroom

Bay window to front elevation. Smooth ceiling. Coving. Smooth walls. Radiator. Carpeted flooring.

Bedroom

Double glazed to side elevation. Smooth ceiling. Coving. Smooth walls. Radiator. Laminate flooring. Door to:

En-Suite

Double glazed window to side elevation. Smooth ceiling. Spotlights. Part smooth part tiled walls. Modern fitted en-suite comprising of shower cubical with shower attachment. Wash hand basin set over vanity unit with mixer tap. Low level push button flush WC. Radiator. Laminate flooring. Jack and Jill door onto:

Day Room / Office

Double glazed double doors to rear garden. Smooth ceiling. Smooth walls.

Shower Room

Smooth ceiling. Spotlights. Part smooth part tiled

walls. Modern fitted shower room comprising of dual shower cubical with shower attachment. Wash hand basin set over vanity unit with mixer tap. Low level push button flush WC. Radiator. Laminate flooring.

Kitchen / Diner / Family Room

Double glazed patio doors to rear garden. Smooth ceiling. Spotlights. Smooth walls. Space for table and chairs. Radiator. Laminate flooring. Open plan layout onto Kitchen. Modern fitted kitchen comprising of wall and base units with contouring rolled edge work surface. Inset 5 ring gas hob with hood. Waste height dual oven. Inset sink and drainer with mixer tap. Space for Fridge / Freezer. Door to:

Utility Room

Double glazed to side elevation. Smooth ceiling. Spotlights. Smooth walls. Modern fitted utility room comprising of work surface and wall units. Space and plumbing for appliances. Radiator. Laminate flooring.

Landing

Smooth ceiling. Spotlights. Smooth walls. Radiator. Carpeted flooring. Door to:

Office

Sky light. Smooth ceiling. Smooth walls. Radiator. Laminate flooring.

Bedroom One

Double glazed window to rear elevation. Smooth ceiling. Spotlights. Smooth walls. Radiator. Carpeted flooring.

Bathroom

Sky light. Smooth ceiling. Part smooth part tiled walls. Modern fitted bathroom comprising of roll

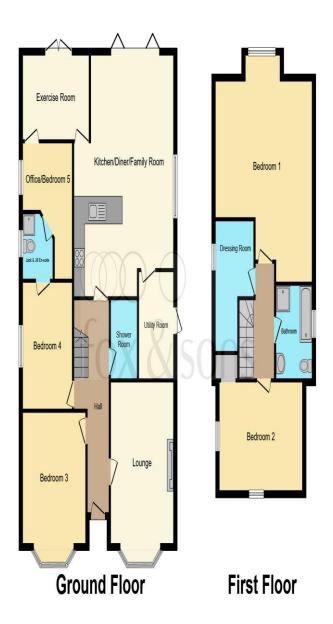
top bath with mixer tap and shower attachment. Shower cubicle with shower attachment. Wash hand basin set over vanity unit with mixer tap. Low level push button flush WC. Radiator. Laminate flooring.

Bedroom

Sky light. Smooth ceiling. Smooth walls. Radiator. Laminate flooring.

Rear Garden

Fully enclosed rear garden with mature Fruit Trees, Victoria Plum Trees, Apple Trees and Pear Tree. Mainly laid to lawn with pond and large patio area.



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





welcome to Winifred Road, Waterlooville

- Detached
- Chalet Bungalow
- Five Bedrooms
- · Recently Refurbished
- En-suite

Tenure: Freehold EPC Rating: C

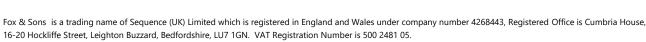
£595,000



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Property Ref: WLV107521 - 0003 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.







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