



April Cottage, West Street, Hambledon, Waterlooville PO7 4SN

welcome to

April Cottage West Street, Hambledon Waterlooville

We are excited to offer to the market this four bedroom semi-detached cottage. The property boasts plenty of ornate features and wonderful cottage ambiance throughout. If you are after a cottage tucked away in a picturesque village with only a 15 minute drive to Waterlooville town centre.

Driveway

Drop kerb access with off road parking for vehicles. Path to entrance. Side access to rear garden.

Entrance Hall

Double glazed door. Carpeted stairs rising to first floor level. Door to:

Dining Room

11' 8" x 12' 4" (3.56m x 3.76m)

Double glazed window to front elevation. Textured ceiling. Open fire place. Space for table and chairs. Radiator. Laminate flooring.

Kitchen

14' 6" x 11' 8" (4.42m x 3.56m)

Double glazed window to rear elevation. Modern fitted kitchen comprising of wall and base units with contouring rolled edge works surfaces over. Insert one and a half bowl sink and drainer unit with mixer tap. Space and plumbing for appliances and a Range cooker and washing machine to be left. Vinyl flooring. Door to:

Lounge

21' 9" x 9' 1" (6.63m x 2.77m)

Double glazed to dual elevation. Fireplace with log burner and surround. Radiator. Space for table and chairs.

Inner Hall

Double glazed to conservatory. Textured walls. Space for appliances. Door to cloakroom.

Cloakroom

Double glazed to rear elevation. Smooth ceiling. Textured walls. Low level WC. Wash hand basin.

Conservatory

Brick and uPVC construction. Space for appliances.

Landing

Textured ceiling. Loft access. Panelled walls. carpeted flooring. Door to:

Bedroom Two

9' 1" x 9' 1" (2.77m x 2.77m)

Double glazed to front elevation. Smooth ceiling. Smooth walls. Built in storage cupboard. Radiator. Carpeted flooring.

Bedroom One

11' 4" x 12' 4" (3.45m x 3.76m)

Double glazed to front elevation. Textured ceiling. Smooth walls. Fireplace and surround. Radiator. Laminate flooring.

Bedroom Three

9' 1" x 9' 8" (2.77m x 2.95m)

(restricted head height) Double glazed. Textured ceiling. Smooth walls. Carpeted flooring. Radiator.

Bedroom Four

11' 4" x 10' 1" (3.45m x 3.07m)

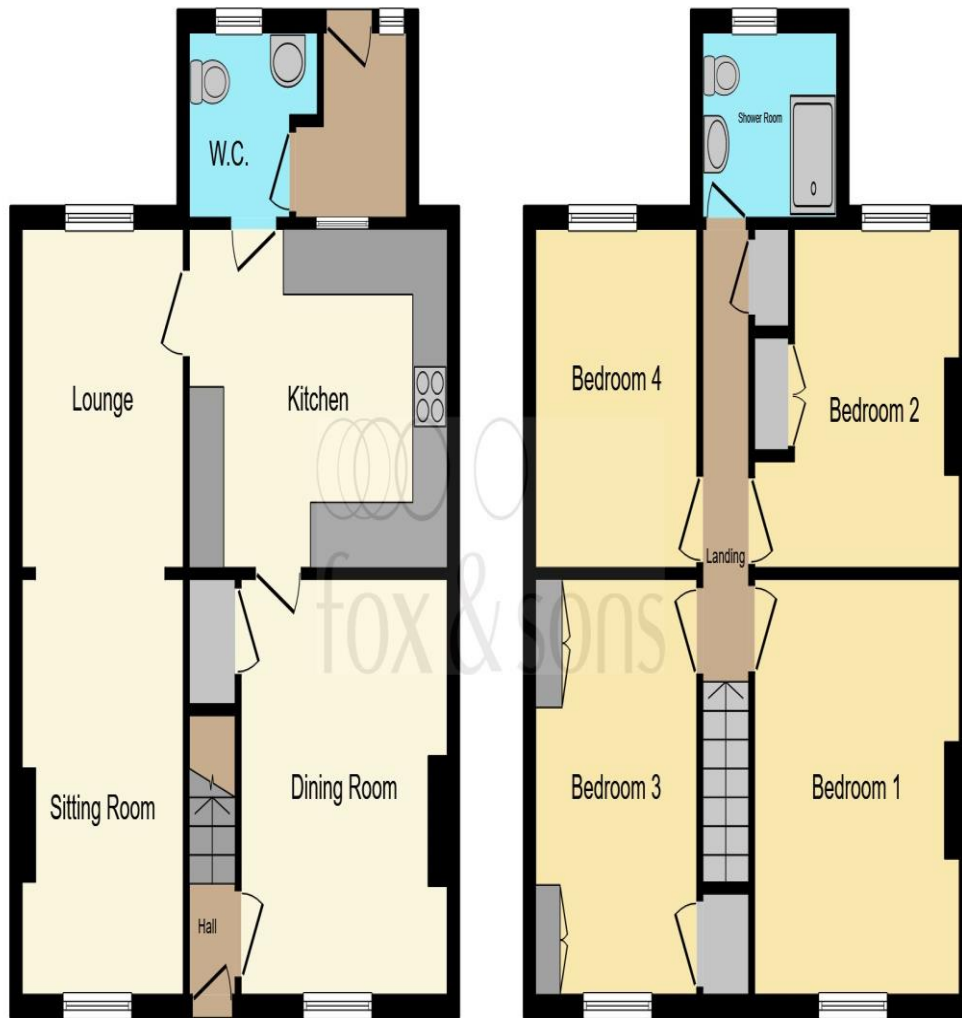
(restricted head height) Double glazed. Textured ceiling. Textured walls. Open fireplace. Carpeted flooring. Radiator.

Shower Room

Double glazed to rear elevation. Smooth ceiling. Tiled walls. Modern fitted shower room.

Rear Garden

Fully enclosed large mature rear garden lined with trees, shrubs and hedges. Rear pedestrian access to the South Downs.



Ground Floor

First Floor

Total floor area 114.1 m² (1,228 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



welcome to

**April Cottage West Street,
Hambleton Waterlooville**

- Four bedroom cottage
- End of chain
- Ornate Features
- Off Road Parking
- Hambleton Village

Tenure: Freehold EPC Rating: E

£450,000



view this property online fox-and-sons.co.uk/Property/WLV108753



Property Ref:
WLV108753 - 0009

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



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



fox-and-sons.co.uk