



Montgomery Walk, Waterlooville PO7 5TD

fox & sons

welcome to

Montgomery Walk, Waterlooville

** No chain** Located in a popular area, off Corbett Road, we are delighted to offer for sale this four-bedroom semi-detached house in Montgomery Walk. Quietly located in a cul-de-sac, close to local amenities, transport links and schools this property is sure to attract immediate interest.

Entrance Porch

UPVC door. Smooth ceiling. Smooth walls. Laminate flooring.

Cloakroom

Smooth ceiling. Smooth walls. Laminate flooring. Low level WC. Basin set over vanity. Double glazed to side elevation.

Understairs Storage Room

Lounge / Diner

11' 6" x 28' (3.51m x 8.53m)
Open plan Lounge / Kitchen / Diner. Smooth ceiling. Smooth walls. Laminate flooring. Double glazed bi-fold to rear elevation. Radiator. Double glazed to front elevation. Cupboard. Door to WC.

Kitchen

11' 4" x 8' (3.45m x 2.44m)
Smooth ceiling. Smooth walls. Double glazed to rear elevation. Laminate flooring. Sink and drainer unit. Wall and base units. Induction hob. Extractor. Built in oven, Dishwasher and Fridge/Freezer. uPVC door to rear elevation.

Landing

Smooth ceiling. Attic access. Smooth walls. Carpeted flooring.

Bedroom One

8' 3" recess x 15' 1" (2.51m recess x 4.60m)
Smooth ceiling. Smooth walls. Carpeted flooring
Radiator. Double glazed to front elevation.

Bedroom Two

11' 2" max x 11' 11" max (3.40m max x 3.63m max)
Smooth ceiling. Smooth walls. Carpeted flooring.
Radiator. Double glazed to rear elevation.

Bedroom Three

9' 7" max x 10' 11" max (2.92m max x 3.33m max)
Smooth ceiling. Smooth walls. Spotlights. Radiator.
Double glazed to front elevation.

Bedroom Four

7' 11" x 11' 6" (2.41m x 3.51m)
Smooth ceiling. Smooth walls. Carpeted flooring.
Radiator. Double glazed to side elevation.

Bathroom

Smooth ceiling. Part smooth part tiled walls. Double glazed to rear elevation. Low level WC. Basin over vanity unit. Radiator. Laminate flooring. Bath with hand-held shower attachment. Walk-in shower.

Front Garden

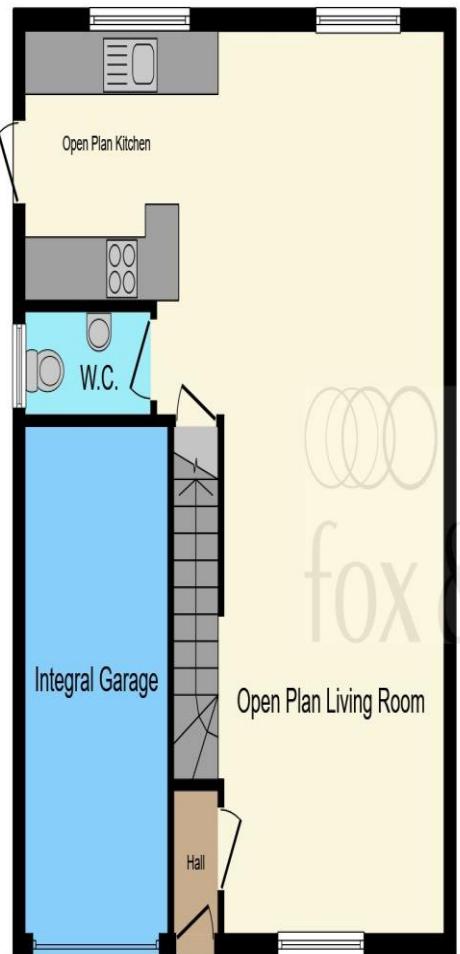
Astro turf. uPVC door. Off road parking for Two cars.

Rear Garden

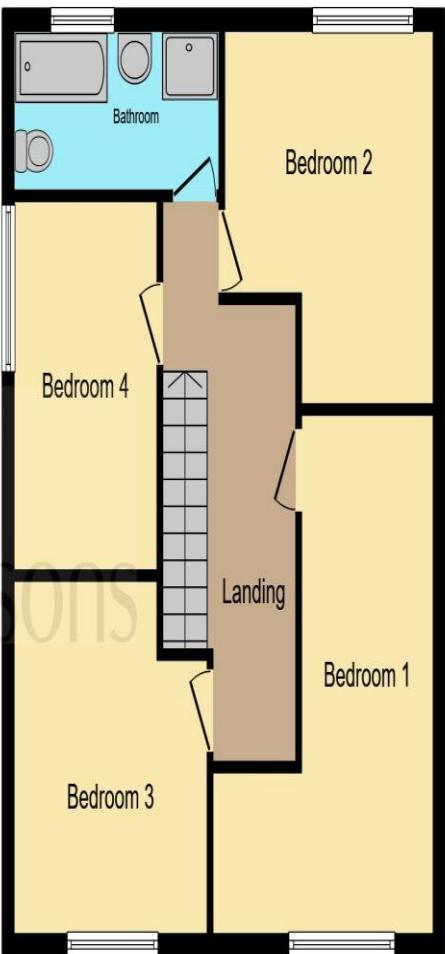
Laid to patio. Raised flower beds. Laid to lawn.

Internal Garage

Smooth ceiling. Concrete flooring. Brick built. Up and over door.



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



welcome to

Montgomery Walk, Waterlooville

- Four Bedroom semi-detached House
- **NO CHAIN**
- Driveway for Multiple Cars
- Bi-fold Doors to Rear
- Open-plan Living Space

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£390,000



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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.



Property Ref:
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