



Cunningham Road, Waterloooville PO7 5TN

welcome to

Cunningham Road, Waterloo

A spacious semi detached house offering a lounge/diner, kitchen, utility room and cloakroom to the ground floor, with four bedrooms and a shower room to the first floor. The property benefits from off road parking to the front with an EV charging point and a mature rear garden with fruit trees.

Entrance Porch

Double glazed window to front aspect.

Hallway

Laminate floor, radiator. Stairs leading to first floor.

Lounge / Diner

22' 9" x 11' 5" (6.93m x 3.48m)

Double glazed window to front aspect. Double glazed door and window to rear garden. Carpet floor, two radiators.

Kitchen

13' 9" x 13' 5" (4.19m x 4.09m)

Double glazed window to rear aspect. Laminate floor, door leading to rear garden. Range of wall and base units with work surface over, incorporating sink unit with mixer tap over. Space for cooker with extractor over, space for dishwasher, washing machine, fridge and freezer. Tiled to principal areas. Radiator.

Utility Room

Double glazed window to side aspect. Space for tumble dryer. Door to WC.

W C

Double glazed window to side aspect. Low level WC and wash hand basin.

First Floor Landing

Bedroom One

13' 5" x 11' 6" (4.09m x 3.51m)

Double glazed window to front aspect. Built-in wardrobes, radiator.

Bedroom Two

11' 1" x 10' 1" (3.38m x 3.07m)

Double glazed window to front aspect. Built-in wardrobes, radiator.

Bedroom Three

8' 5" x 8' 1" (2.57m x 2.46m)

Double glazed window to rear aspect. Radiator

Bedroom Four

8' 11" x 7' 9" (2.72m x 2.36m)

Double glazed window to rear aspect. Radiator.

Shower Room

Two double glazed windows to rear aspect. Walk-in shower with sliding door, wash hand basin with cupboards under and low level WC.

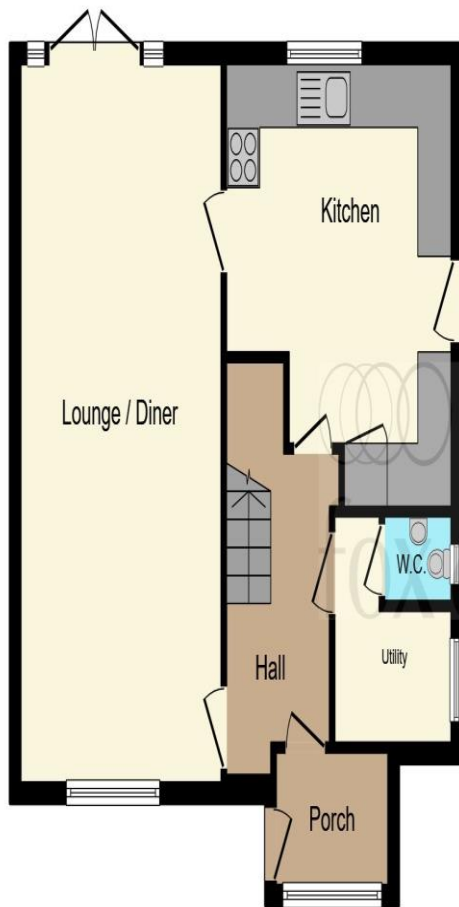
Outside

Front

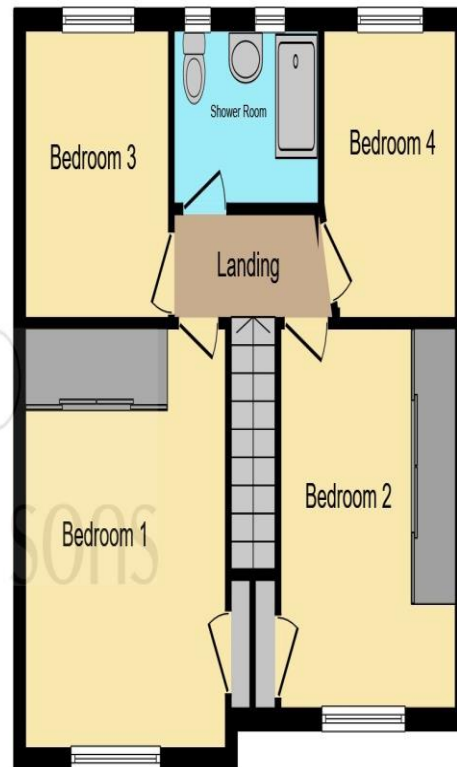
Hardstanding and gravel area, providing off road parking, with shrub borders. Pedestrian gate leading to rear garden. EV charger.

Rear Garden

Private rear garden with hedging, trees and shrubs. Two patio areas and laid to lawn with apple, cherry and fig trees.



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
Cunningham Road,
Waterlooville

- Four Bedroom Semi Detached Home
- Dual Aspect Lounge/Diner with Garden Access
- Utility & WC
- Upstairs Shower Room
- Off Road Parking with EV Charging Point

Tenure: Freehold EPC Rating: B
Council Tax Band: C

£360,000



view this property online fox-and-sons.co.uk/Property/WLV109206



Property Ref:
WLV109206 - 0004

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