



Wilton Drive, Waterlooville PO8 9QY

welcome to

Wilton Drive, Waterloo

A three bedroom semi detached house with impressive energy efficiency. Benefits include air conditioning, a recently fitted boiler (2024), integrated window blinds, 16 solar panels and inverter (owned), EV charging point and a Tesla power wall.

Entrance Porch

Door to lounge area. Tesla power wall.

Lounge / Diner

24' 4" x 13' 6" max (7.42m x 4.11m max)
Double glazed window to front aspect. Air conditioning unit, engineered wood flooring, fireplace with hearth, sliding door to conservatory, radiator.

Conservatory

17' 4" x 10' 6" (5.28m x 3.20m)
Double glazed with tiled floor and polycarbonate roof with perfect fit roof blinds. Door to utility/shower room.

Utility Room

Low level WC, pedestal wash hand basin and space for appliances.

Kitchen With Pantry

11' 6" x 8' 10" (3.51m x 2.69m)
Double glazed window to conservatory. Tiled to principal areas with a range of wall and base units with work surface over, incorporating one and a half bowl sink unit with mixer tap and filtered water tap. Induction hob, wireless Samsung oven and microwave, space for dishwasher and upright fridge/freezer. Tile effect vinyl flooring. Door to pantry.

Office

16' 2" x 7' 9" (4.93m x 2.36m)
Double glazed window to front aspect. Engineered wood flooring, fitted units, air conditioning unit.

First Floor Landing

Access to fully boarded loft space.

Bedroom One

13' x 11' 11" (3.96m x 3.63m)
Double glazed window to front aspect. Air conditioning unit, radiator, built-in wardrobes.

Bedroom Two

13' 2" x 9' (4.01m x 2.74m)
Double glazed window to rear aspect. Built-in wardrobe, radiator.

Bedroom Three

8' 10" x 7' 11" (2.69m x 2.41m)
Double glazed window to front aspect. Built-in wardrobe with mirror doors, radiator.

Bathroom

Fully tiled bathroom with bath with mixer tap and shower attachment, walk-in shower, low level WC and pedestal wash hand basin.

Outside

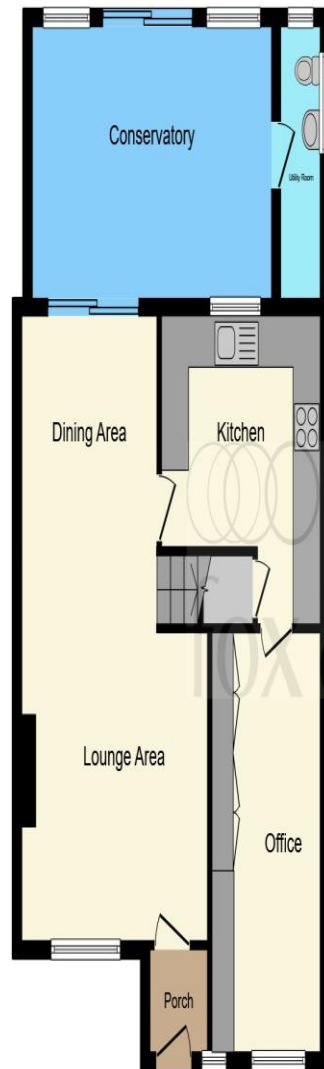
The roof has 16 solar panels with an inverter that are fully owned.

Front

Block paved driveway, providing off road parking for two to three cars. Side pedestrian access to rear garden.

Rear Garden

Laid to patio with two lawned areas. Enclosed by panel fencing.



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
Wilton Drive,
Waterlooville

- Three Bedroom Semi Detached House
- Air Conditioning & New Boiler
- 16 Solar Panels & Tesla Powerwall
- EV Charging Point
- Off Road Parking for Three Cars

Tenure: Freehold EPC Rating: C

£400,000



view this property online fox-and-sons.co.uk/Property/WLV105179



Property Ref:
WLV105179 - 0005

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