



**Kennedy Close, Waterlooville PO7 5NY**

**welcome to**

## **Kennedy Close, Waterloo**

OFFERED WITH NO FORWARD CHAIN! A well presented terraced house offering an open plan lounge/dining area, kitchen and cloakroom to the ground floor with three good sized bedrooms and a shower room to the first floor. Other benefits include a driveway and integral garage.

### **Entrance Porch**

Via UPVC and double glazed door. Laminate flooring. Door to cloakroom and lounge/dining room.

### **Cloakroom**

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

### **Lounge / Diner**

26' 7" max x 11' 1" max ( 8.10m max x 3.38m max )  
Double glazed sliding patio doors leading to the rear garden. Two radiators, brick fireplace and hearth with mantel over and electric fire. Stairs leading to first floor. Door to kitchen.

### **Kitchen**

15' 1" x 6' 4" ( 4.60m x 1.93m )  
Double glazed window to rear aspect. Double glazed door leading to rear garden. Range of wall and base units with work surface over, incorporating single bowl sink unit. Tiled floor, tiled walls to principal areas, space for washing machine and fridge/freezer. Built-in electric oven and hob with extractor hood over.

### **First Floor Landing**

Access to loft space.

### **Bedroom One**

13' 5" max x 11' 8" max ( 4.09m max x 3.56m max )  
Double glazed window to front aspect. Built-in wardrobes, radiator.

### **Bedroom Two**

12' 1" x 8' 8" ( 3.68m x 2.64m )  
Double glazed window to rear aspect. Radiator.

### **Bedroom Three**

9' 1" x 8' 11" ( 2.77m x 2.72m )  
Double glazed window to rear aspect. Radiator.

### **Shower Room**

Double glazed window to front aspect. Suite comprising shower cubicle, low level WC and wash hand basin. Tiled floor and walls.

### **Outside**

#### **Front**

Laid to lawn with flower bed and hedge border. Driveway providing off road parking leading to garage.

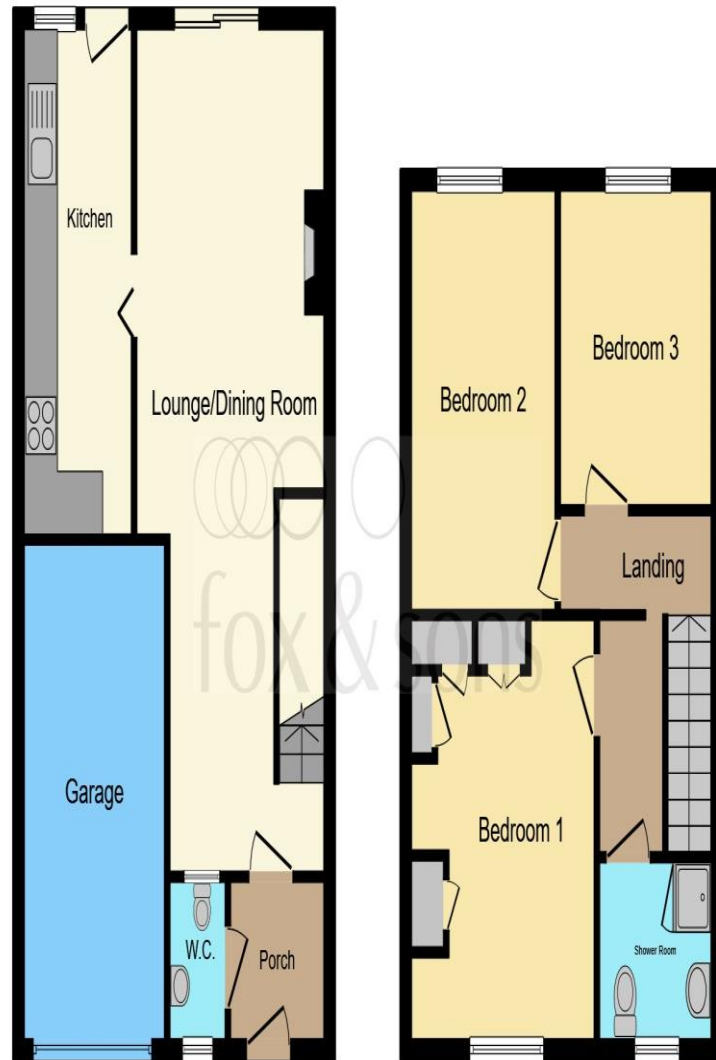
#### **Rear Garden**

Laid to lawn with patio area, mature shrubs and trees. Rear pedestrian access. Wooden shed.

### **Garage**

15' 2" x 7' 11" ( 4.62m x 2.41m )  
Up and over door, power and light.





**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](http://www.focalagent.com)



**welcome to**  
**Kennedy Close,**  
**Waterlooville**

- Three Bed Terraced House
- Quiet Cul-de-Sac Location
- NO FORWARD CHAIN
- Open Plan Lounge/Diner
- Two Double Bedrooms & Spacious Single

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

**£285,000**



**view this property online** [fox-and-sons.co.uk/Property/WLV109227](https://fox-and-sons.co.uk/Property/WLV109227)



Property Ref:  
WLV109227 - 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](mailto:Waterlooville@fox-and-sons.co.uk)



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



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**