



Pyle Close, Waterloooville PO8 8JN

welcome to

Pyle Close, Waterloooville

A recently renovated terraced house offering an open plan lounge/diner, kitchen and shower room to the ground floor, with three bedrooms and the family bathroom to the first floor. Outside is a garden with a cabin and parking to the front and rear of the property.

Entrance Hall

Via front door. Stairs leading to first floor. Doors to shower room, kitchen and lounge/diner.

10' 9" x 9' 5" (3.28m x 2.87m)

Double glazed window to rear aspect. Carpet flooring, radiator.

Shower Room

8' 11" x 6' 4" (2.72m x 1.93m)

Double glazed window to front aspect. Shower cubicle with sliding door, wash hand basin and low level WC set with vanity unit with hidden cistern. Tiled floor and walls, heated towel rail.

Bathroom

Double glazed window to front aspect. P-shaped bath with shower over, low level WC and wash hand basin set over vanity unit with hidden cistern. Heated towel rail.

Kitchen

9' 6" x 9' 6" (2.90m x 2.90m)

Double glazed window to front aspect. Range of wall and base cupboards and drawers with work surface over, incorporating one and a half bowl sink unit with mixer tap over. Gas hob with extractor hood over, built-in oven, space for fridge/freezer and washing machine.

Outside Front

Low wall borders with pathway leading to front door and shingle to both sides.

Rear Garden

Paved patio area with pathway leading to rear gate. Shingle area, lawned area. Wooden summer house with double glazed window and double doors.

Lounge / Diner

19' 9" max x 15' 9" max (6.02m max x 4.80m max)

Double glazed double doors and window to rear garden. Laminate flooring.

First Floor Landing

Storage cupboard. Doors to:

Bedroom One

14' 1" x 10' (4.29m x 3.05m)

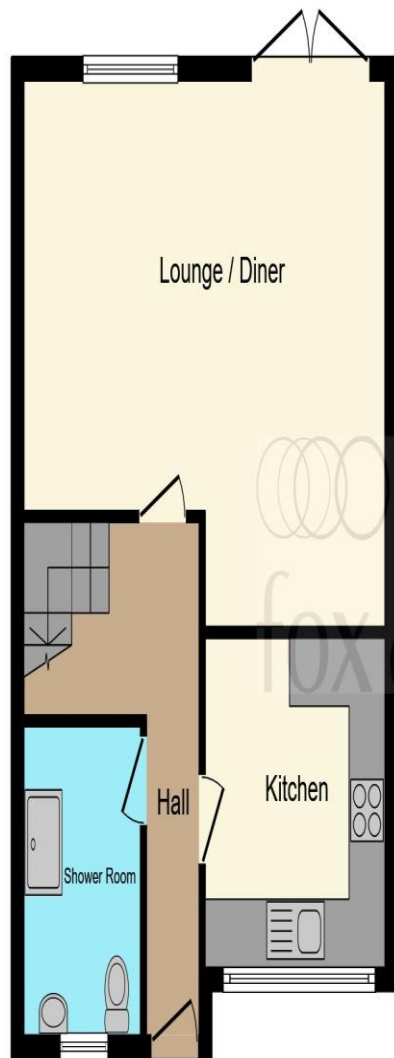
Double glazed window to rear aspect. Carpet flooring, radiator.

Bedroom Two

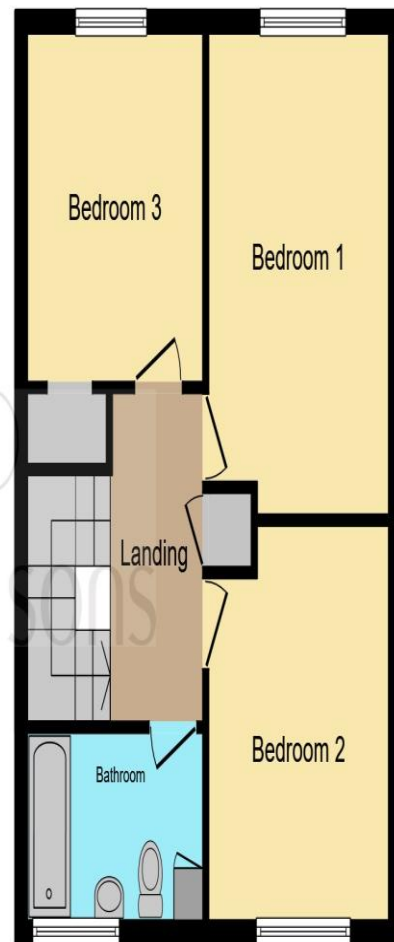
11' 6" x 11' 1" (3.51m x 3.38m)

Double glazed window to front aspect. Carpet flooring, radiator.

Bedroom Three



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 Pyle Close, Waterlooville

- Beautifully Presented & Recently Renovated
- Three Double Bedrooms
- Stylish Kitchen
- Open Plan Lounge/Diner
- Downstairs Shower Room

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

guide price

£300,000



view this property online fox-and-sons.co.uk/Property/WLV109375



Property Ref:
WLV109375 - 0003

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