



Acre Lane, Waterloooville PO7 8RJ

welcome to

Acre Lane, Waterloo

Two-bed semi detached in sought-after Tempest area. Features driveway, private garden, lounge, kitchen/diner, one double bedroom and one single and the family bathroom. No chain. Close to amenities, transport, and motorway-ideal for first-time buyers or investors.

Entrance Hall

Via double glazed front door. Carpet flooring, spotlights to ceiling, vertical radiator. Stairs leading to first floor.

Lounge

13' 6" x 9' 10" max (4.11m x 3.00m max)
Double glazed window to front aspect. Carpet flooring, vertical radiator, under stairs storage cupboard, spotlights to ceiling.

Kitchen

13' 3" max x 8' 1" (4.04m max x 2.46m)
Double glazed window and door to rear aspect. Range of wall and base units with work surface over, incorporating one and a half bowl sink unit. Space for washing machine. Built-in oven and gas hob with extractor hood over, integrated fridge/freezer. Vinyl flooring, vertical radiator, spotlights to ceiling.

First Floor Landing

Access to loft space. Carpet flooring and spacious storage cupboard. Doors to:

Bedroom One

11' 1" x 10' (3.38m x 3.05m)
Double glazed window to front aspect. Carpet flooring, radiator, built-in wardrobe. Spotlights to ceiling.

Bedroom Two

10' 8" max x 6' 10" (3.25m max x 2.08m)
Double glazed window to rear aspect. Carpet flooring, radiator, spotlights to ceiling.

Bathroom

Double glazed window to rear aspect. Corner shower cubicle, low level WC, pedestal wash hand basin. Heated towel rail, tiled floor.

Outside

Front

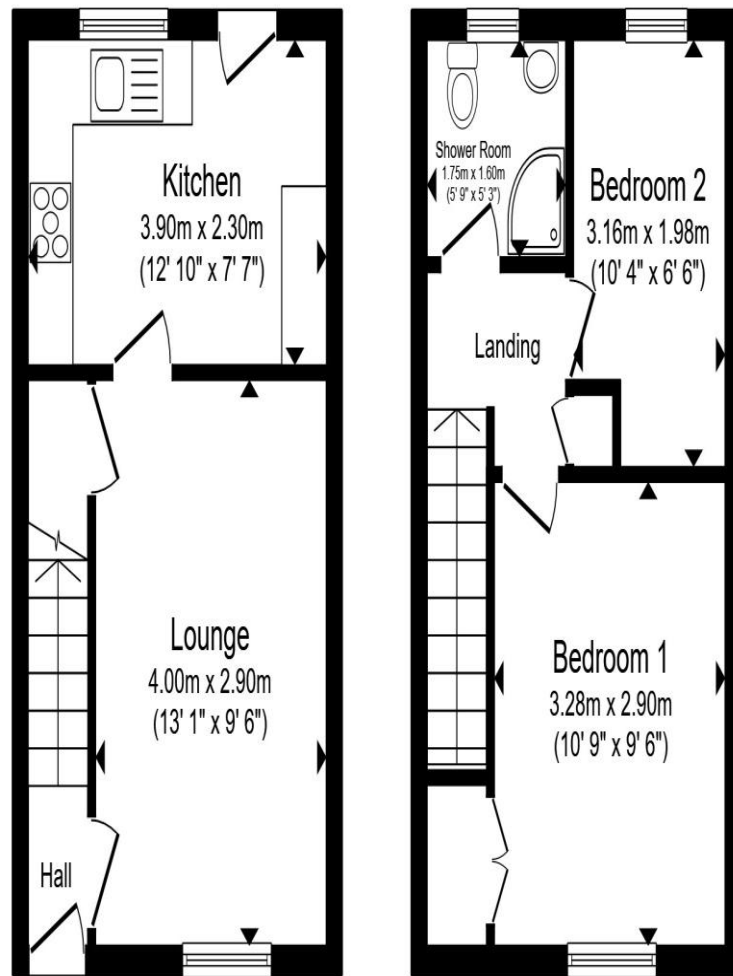
Driveway, providing off road parking. Laid to lawn with hedging to one side.

Rear Garden

Laid to lawn and patio with flower and shrub borders. Two garden sheds.

Agents Note:

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved



Ground Floor

First Floor

Total floor area 51.2 m² (551 sq.ft.) approx

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.propertybox.io



welcome to
Acre Lane,
Waterlooville

- No Forward Chain!!
- One Double Bedroom & One Good Sized Single
- Semi Detached Home
- Off Road Parking & Private Rear Garden
- Lounge with Understairs Storage

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

£265,000



view this property online fox-and-sons.co.uk/Property/WLV109521



Property Ref:
WLV109521 - 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