



41 Warfield Crescent, Waterlooville, Hampshire, PO7 7JR

TOWN & COUNTRY
SOUTHERN

- £320,000 Freehold
- Semi-Detached Bungalow
- Two Double Bedrooms
- Lounge & Conservatory
- Corner Plot with Enclosed Gardens
- Garage & Off Road Parking
- Close to Amenities

A semi-detached bungalow which is situated on a prominent corner plot with wrap-around well stocked and manicured gardens. The accommodation comprises; hallway, two bedrooms, 13' sitting room linking to a conservatory, kitchen and bathroom and is offered with gas fired central heating, double glazing, a garage and off road car parking as well as fitted floor coverings throughout. This bungalow is ideally situated within easy access of local shopping amenities, bus routes, recreation grounds, WaterlooVille shopping centre and commutable road links, early internal viewing is strongly recommended in order to appreciate both the accommodation and location offer.

ENTRANCE Brick retaining wall with wooden pillars and gateway leading to pathway, lawned area to either side with flowering shrub borders, to the left hand side of the property is fence panelling and gateway leading to the side & rear gardens, double glazed twin storm doors with windows over leading to:

PORCH Low level cupboard housing electric meter, internal glazed door with matching panel to one side leading to:



HALLWAY: Access to loft space, radiator with shelf over, doors to primary rooms.

BEDROOM: 14' 0" x 11' 5" Comprehensive range of fitted bedroom furniture including wardrobes, chest of drawers, dressing table and bedside cabinets, double glazed window to front aspect overlooking garden with radiator under, power points.

BEDROOM 2: 11' 10" x 9' 5" Double glazed window to front aspect overlooking garden with radiator under, power points.

BATHROOM: White suite comprising; panelled bath with shower screen over and separate shower, pedestal wash hand basin, low level w.c., cupboard housing boiler supplying domestic hot water and central heating (not tested), double glazed window to side aspect, radiator, panelled door.

SITTING ROOM: 13' 10" x 12' 8" Infinity ceiling, radiator with shelf over, surround fireplace with mantle, panelled door, power points, sliding double glazed door with full height window to one side leading to:

CONSERVATORY: 10' 4" x 7' 4" Tiled flooring, double glazed door leading to rear garden, windows to rear aspect overlooking garden, polycarbonate glazed roof, radiator.

KITCHEN: 13' 3" x 6' 11" Double glazed window to rear aspect, range of matching wall and floor units, inset single drainer sink unit with mixer tap and cupboard space under, range of drawer units, washing machine point, inset four ring gas hob with drawer and cupboard under, corner display shelving, radiator, tiled

flooring, tall larder style cupboard, integrated fridge and freezer with matching doors, wine rack, eye-level double oven and grill with storage cupboards over and under, ceiling spotlights, power points, double glazed door leading to rear garden.

OUTSIDE: To the front is a brick retaining wall with wooden pillars and gateway leading to pathway, lawned area to either side with flowering shrub borders, to the left hand side of the property is fence panelling and gateway leading to the side & rear gardens. Small ornamental pond. To the rear, accessible from the kitchen and conservatory is a raised patio with steps leading down to primary garden, the garden is laid to shingle with raised flowerbeds with shrubs, evergreens and bushes, enclosed by fence panelling, recessed area with side pedestrian gate and door to garage, trellis style fencing leading to further side garden laid to shingle with high manicured hedge, arched topped trellis, cold water tap.

GARAGE:: 15' 5" x 8' 4" Up and over door, power points, rear pedestrian door and window, parking space in front of the garage.

AGENTS NOTES:

Council Tax Band C - Havant Borough Council

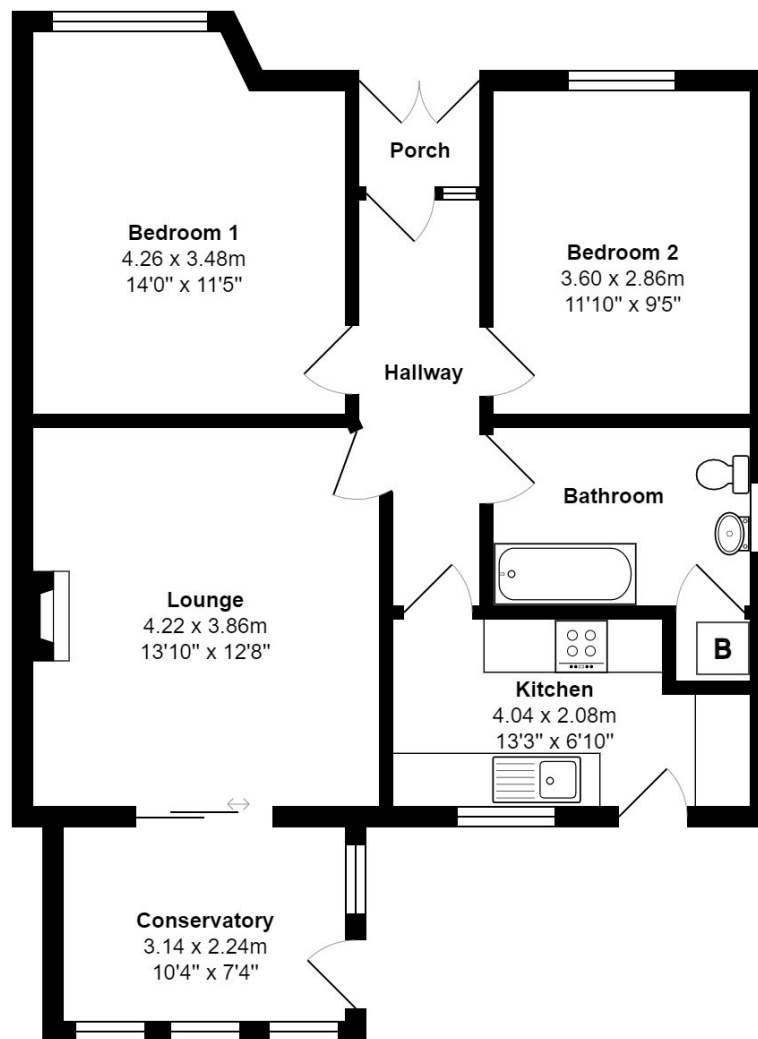
Broadband – ASDL/FTTC

[Fibre Checker \(openreach.com\)](https://openreach.com/fibre-checker)

Flood Risk – Refer to -

[GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://gov.uk/check-long-term-flood-risk.service.gov.uk)





Total Area: 72.9 m² ... 784 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
www.epcr.com		

141 Havant Road, Drayton, Portsmouth, Hampshire, PO6 2AA

T: 023 93 277 288 E: sales@townandcountrysouthern.co.uk

townandcountrysouthern.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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