



Jeffries
Dibbens &
estate and letting agents
FOR SALE
023 9223 1100
jdea.co.uk

£290,000
Dryden Close
Waterlooville, PO7 6AJ

PROPERTY SUMMARY

IDEAL FIRST TIME OR INVESTMENT PURCHASE! We are delighted to offer for sale 3 bedroom property in Dryden Close. This family home is presented for sale in a great condition throughout and internal viewings are very strongly advised. The property boasts 3 double first floor bedrooms, a modern bathroom suite, lounge, dining room, downstairs shower room and a wonderful fitted kitchen. Externally there is a front garden, low maintenance rear garden and an outbuilding/office. To arrange your viewing contact us as sole agents today!





Entrance Hall Door to kitchen, radiator, stairs leading to first floor, under stairs storage, door to:

BATHROOM Window to front aspect, walk in shower, heated towel rail, wash hand basin, W.C.

KITCHEN 14' 7" x 9' 9" (4.44m x 2.97m) Window to front aspect, a range of wall and base units incorporating sink, integrated fridge & freezer, space for washing machine/dish washer, space for ranger cooker with fan over, door to:

LOUNGE 19' 8" x 12' 8" (5.99m x 3.86m) Two sets of radiators, window to rear aspect, opening to:

DINING ROOM 11' 4" x 8' 9" (3.45m x 2.67m) Patio door to rear elevation, windows to rear and side aspect.

LANDING Access to, door to all first floor rooms.

BEDROOM 1 13' 4" x 10' 7" (4.06m x 3.23m) Radiator, window to rear aspect, built in storage.

BEDROOM 2 13' 14" x 9' 6" (4.32m x 2.9m) Radiator, window to rear aspect.

BEDROOM 3 10' 8" x 10' 6" (3.25m x 3.2m) Radiator, window to front aspect.

BATHROOM Built in storage cupboard housing boiler, window to front aspect, free standing both, wash hand basin, W.C.

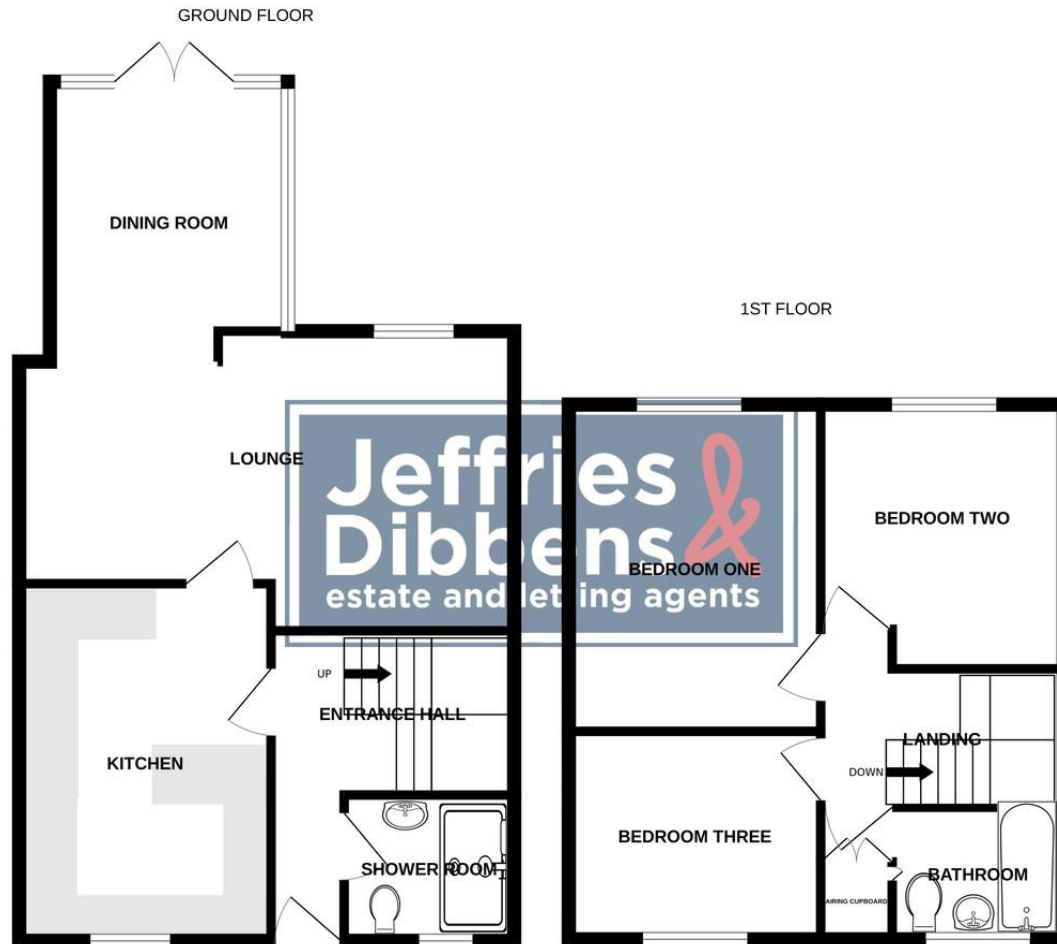
OUTSIDE

REAR GARDEN Patio, raised flower beds gated rear access, shingle area, brick built shed, office.

OFFICE Timber framed air conditioned office, windows to front and side aspect, accessible via rear gate and ideal for anyone looking to work from home.

FRONT GARDEN Lawn laid area, patio area.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
 Havant Borough Council

TENURE
 Freehold

COUNCIL TAX BAND
 Band C

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Vary energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		88
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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