




GUIDE PRICE  
**£450,000**  
**Winifred Road**  
Waterlooville, PO7 7TD

## PROPERTY SUMMARY

DEVELOPMENT POTENTIAL. We are delighted to offer for sale this attractive older style semi detached property close to Waterlooville town centre. This property requires modernisation throughout and has the added attraction of a very large south facing rear garden with the possibility of a separate building plot, subject to planning permission. The property boasts 3 double first floor bedrooms, 2 bathroom suites, 2 reception rooms, a kitchen and a sun lounge. Externally there is a very large south facing rear garden with side access and a garage with further off road parking. There is no forward chain and viewings can be arranged by contact Jeffries & Dibbens as sole agents today.

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## PORCH

**ENTRANCE HALL** Radiator, stairs to first floor, doors leading to:

**SHOWER ROOM** Radiator, window to front aspect, shower cubicle, WC, hand wash basin, door leading to garage.

**LOUNGE** 14' 07" x 11' 05" (4.44m x 3.48m) Radiator, bay window to front aspect, open working fireplace with stone surround.

**DINING ROOM** 11' 05" x 10' 10" (3.48m x 3.3m) Radiator, double doors leading to conservatory.

**KITCHEN** 15' 03" x 8' 11" (4.65m x 2.72m) Radiator, two windows to side aspect, window to rear aspect, triple bowl sink bowl unit with mixer tap, integrated oven and grill, gas stove with hood over, cupboards, units and worktops, boiler, door leading to conservatory.

**CONSERVATORY** 18' 01" x 17' 02" (5.51m x 5.23m) Windows to all aspects, double doors leading to back garden.

**FIRST FLOOR** Landing - Window to side aspect, access to loft doors to:

**BEDROOM 1** 14' 02" x 11' 00" (4.32m x 3.35m) Radiator, bay window to front aspect.

**BEDROOM 2** 11' 04" x 10' 09" (3.45m x 3.28m) Radiator, window to rear aspect, built in wardrobes and storage.

**BEDROOM 3** 15' 03" x 13' 07" (4.65m x 4.14m) Radiator, windows to side and front aspects, hand wash basin with cupboard under, built in wardrobe and storage.

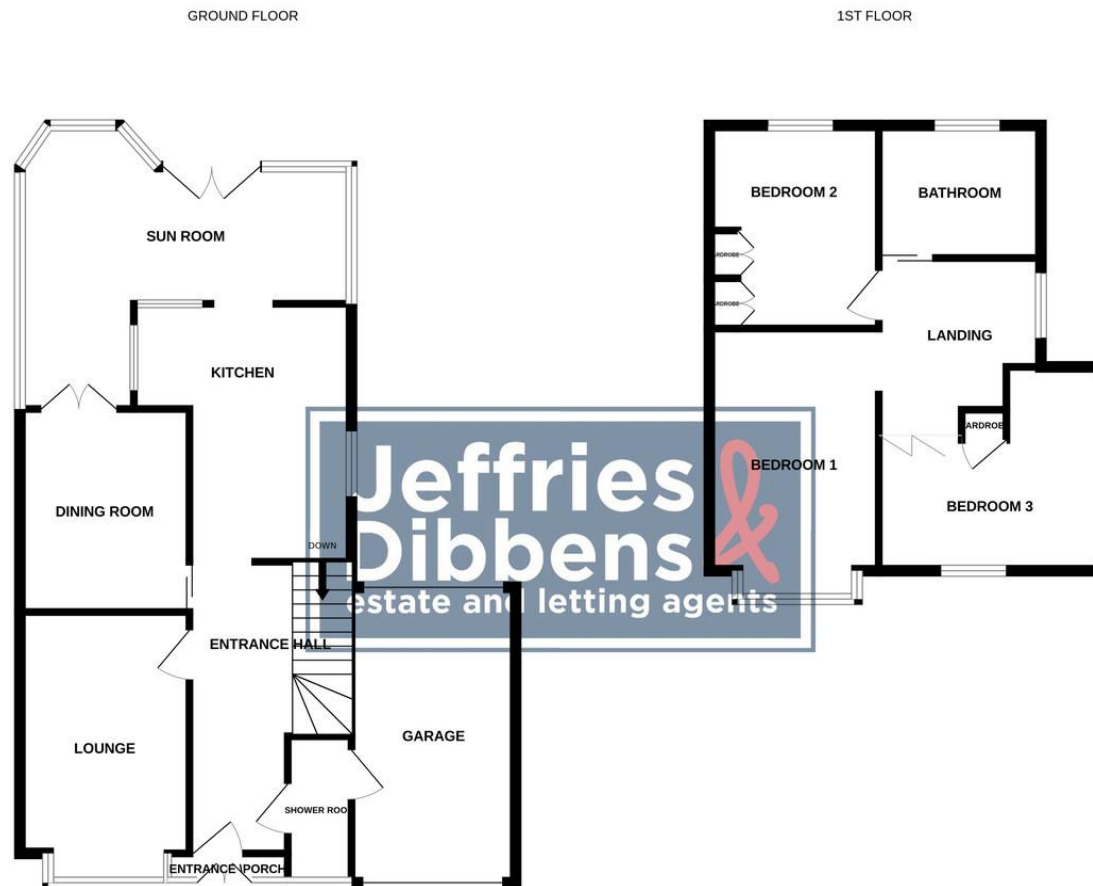
**BATHROOM** 5' 11" x 5' 10" (1.8m x 1.78m) Window to rear aspect, panelled bath, heated towel rail, WC, hand wash basin with cupboard under, part tiled around.

## OUTSIDE

**FRONT** Wooden gated entrance, off road parking for multiple vehicles leading to garage, part laid to lawn, gated side access to the rear garden, outside lighting.

**REAR GARDEN** Large south facing rear garden, access to garage, gated access to both front and side.

**GARAGE** Up and over doors to both front and rear, door to side access, light & power.



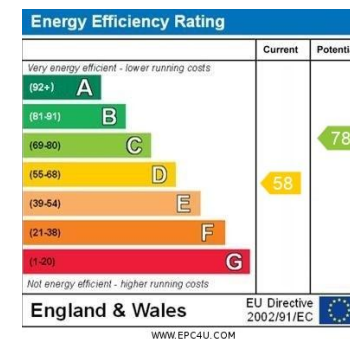
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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



**OFFICE ADDRESS**  
226 London Road, Waterlooville,  
Hampshire, PO7 7HP

**CONTACT**  
023 9223 1100  
waterlooville@jeffries.co.uk  
www.jdea.co.uk