





£300,000

Cunningham Road

Waterlooville, PO7 5TZ

PROPERTY SUMMARY Ideal first time or investment purchase. We are delighted to offer for sale this 3 bedroom property in Cunningham Road. This family home is presented for sale in excellent condition throughout and internal viewings are very strongly advised. The property boasts 3 double first floor bedrooms, a fitted bathroom suite, a through lounge/diner, downstairs shower room and lovely fitted kitchen. There is also a large driveway providing off road parking for multiple vehicles and good sized beautiful rear garden. Early interest is expected and internal viewings are recommended. To arrange your viewing contact us as sole agents today.

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ENTRANCE HALL Radiator, storage cupboard, doors to:

SHOWER ROOM 6' 06" x 5' 08" (1.98m x 1.73m) Frosted window to front aspect, heated towel rail, extractor fan, tiled surround, shower cubicle, hand wash basin with cupboard under, WC.

LOUNGE 12' 11" x 10' 04" (3.94m x 3.15m) Window to front aspect, radiator, door to entrance hall.

DINING ROOM 8' 10" x 8' 04" (2.69m x 2.54m) Window to rear aspect, radiator, door to:

KITCHEN 12' 03" x 8' 09" (3.73m x 2.67m) Window and door leading to rear aspect, spot lighting, range of fitted cupboards, units and work surfaces with breakfast bar, sink unit with mixer tap, integrated fridge and freezer, integrated washing machine, double oven, 5 ring gas hob with extractor hood over, cupboard with electric and gas meters.

LANDING Access to loft, airing cupboard housing hot water tank with storage, doors to:

BATHROOM 6' 10" x 5' 11" (2.08m x 1.8m) Window to front aspect, heated towel rail, extractor fan, tiled surround, panelled bath with shower over, WC with vanity surround, hand wash basin with mixer tap and cupboard under.

BEDROOM 1 13' 08" x 10' 04" (4.17m x 3.15m) Window to rear aspect, radiator, built in storage cupboard.

BEDROOM 2 12' 09" x 8' 10" (3.89m x 2.69m) Window to rear aspect, radiator, spot lighting.

BEDROOM 3 10' 04" x 7' 09" (3.15m x 2.36m) Window to front aspect, radiator.

OUTSIDE

FRONT Blocked paved driveway offering off road parking.

REAR GARDEN Blocked sandstone paved area, wooden planters, artificial lawn, gated rear access, brick shed with power and lighting, outside tap.





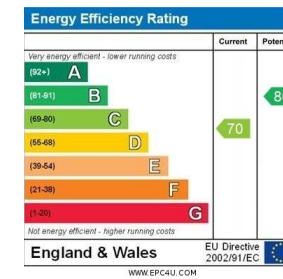
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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

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