



**£229,995**  
**3 Merlin Close**  
Waterlooville, PO8 9AZ

## PROPERTY SUMMARY

Offered for sale with no forward chain we are delighted to offer for sale this modern 2 bedroom property in Merlin Close, Cowplain. The property has a number of benefits and internal viewings are strongly advised. Boasting a cul-de-sac location we believe this property to be an ideal first time or investment purchase. The property offers 2 double first floor bedrooms, modern bathroom suite, fitted kitchen, lounge/diner and additional WC. Externally there is a south facing rear garden and allocated parking. To arrange your viewing contact us as sole agents today!





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

**WC** Window to front aspect, radiator, hand wash basin, WC.

**KITCHEN** 9' 04" x 5' 07" (2.84m x 1.7m) Window to front aspect, radiator, range of fitted cupboards, units and work surfaces with inset sink unit and mixer tap, integrated oven, hob and extractor, plumbing for washing machine, space for fridge freezer, wall mounted boiler.

**LOUNGE** 15' 06" x 12' 03" (4.72m x 3.73m) Sliding doors to rear garden, radiator, under stair cupboard.

**FIRST FLOOR** Landing - Access to loft, doors to:

**BEDROOM 1** 10' 4" x 9' 3 + Wardrobes" (3.15m x 2.82m) Window to front aspect, radiator, built in wardrobes, airing cupboard.

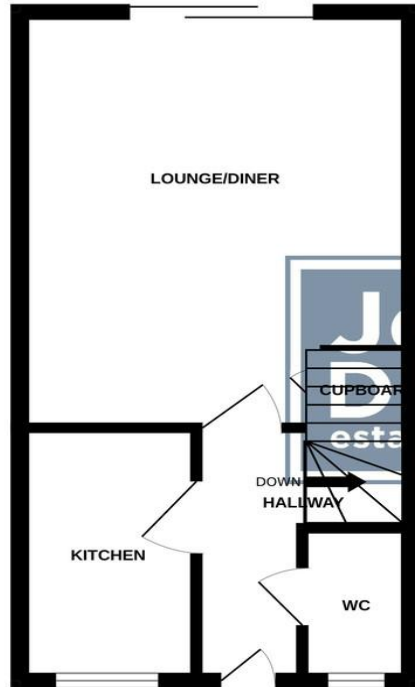
**BEDROOM 2** 12' 03" x 8' 09" (3.73m x 2.67m) Window to rear aspect, radiator.

**BATHROOM** Radiator, extractor, panelled bath with shower over, hand wash basin, WC.

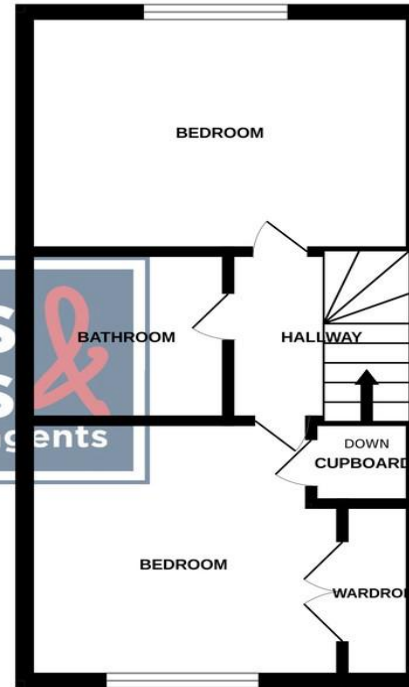
**OUTSIDE** Front - Parking for 1 car.

**REAR GARDEN** Mostly laid to patio and shingle, gated rear access, outside tap and light, shed.

GROUND FLOOR



1ST FLOOR

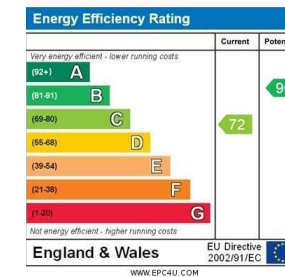


**LOCAL AUTHORITY**  
Havant Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only



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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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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