



**£350,000**

**Elizabeth Road**

Waterlooville, PO7 7LX

## PROPERTY SUMMARY

We are delighted to offer for sale this 3 bedroom plus additional loft room property in Elizabeth Road. This wonderful family home is presented for sale in lovely condition throughout and internal viewings are very strongly advised. The property boasts a through lounge/diner, conservatory, 3 bedrooms and an additional loft room. There is a large blocked paved driveway providing off road parking for multiple vehicles, good sized rear garden and side access. Early interest is expected to arrange your viewing contact us as sole agents today.





**ENTRANCE HALL** Window to side aspect, radiator, wooden flooring, stairs to first floor, doors to:

**KITCHEN** 9' 3" x 8' 6" (2.82m x 2.59m) Window to rear aspect, tiled flooring, range of fitted cupboards including a pantry, units and work surfaces with inset sink, 4 ring gas hob, oven with extractor hood, integrated dishwasher, space for fridge freezer, storage cupboard housing boiler, side access leading to the front and rear garden.

**LOUNGE** 13' 08" x 10' 1" (4.17m x 3.07m) Bay window to front aspect, radiator.

**DINING ROOM** 10' 11" x 11' 5" (3.33m x 3.48m) Radiator, window and sliding doors to rear aspect:

**CONSERVATORY** 9' 7" x 8' 6" (2.92m x 2.59m) Windows to rear and side aspects, double doors to:

**LANDING** Window to side aspect, doors to all first floor rooms:

**BATHROOM** Window to rear aspect, heated towel rail, tiled surround, bath with electric shower over, hand wash basin with cupboard under, WC.

**BEDROOM 1** 12' 11" x 10' 2" (3.94m x 3.1m) Window to front aspect, radiator, built in wardrobes.

**BEDROOM 2** 11' 10" x 8' 7" (3.61m x 2.62m) Window to rear aspect, radiator, built in double and single wardrobes.

**BEDROOM 3** 9' 10" x 6' 8" (3m x 2.03m) Window to front aspect, radiator, stairs to loft room.

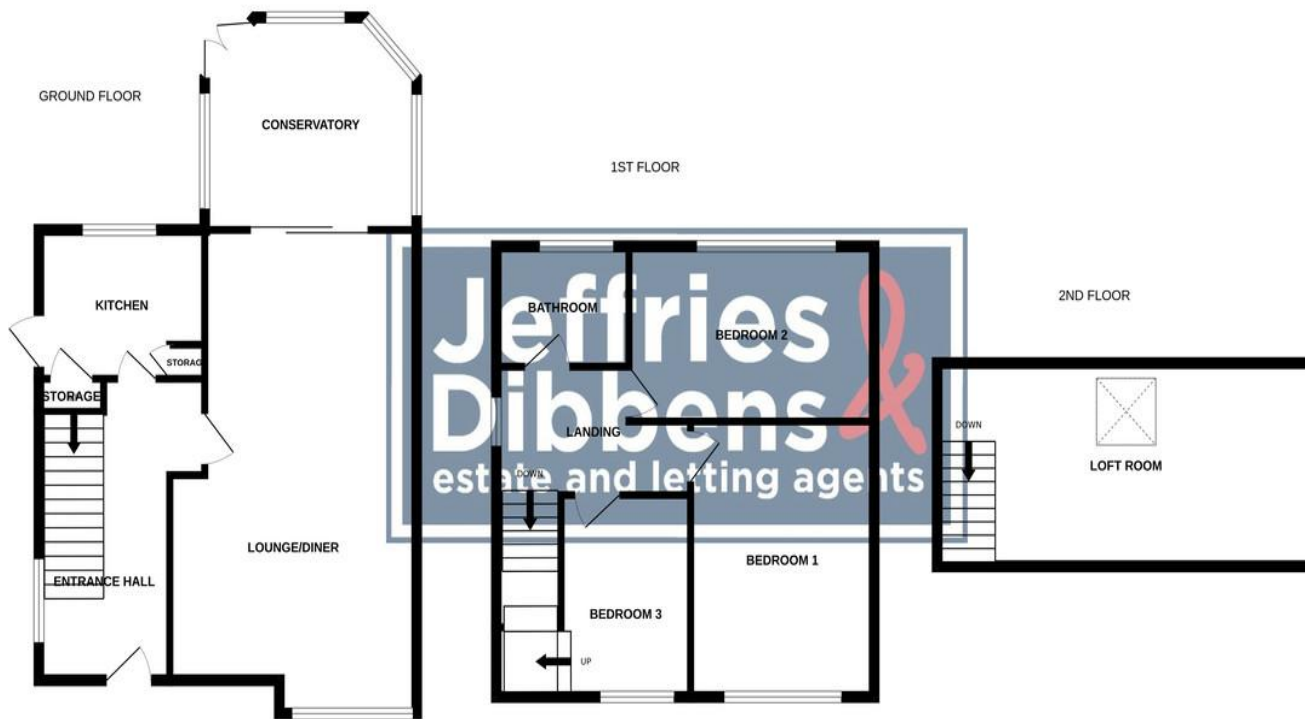
**LOFT ROOM** 18' 3" x 9' 11" (5.56m x 3.02m) Skylight to rear aspect, radiator, storage in eaves.

#### **OUTSIDE**

**REAR GARDEN** Outside tap, outside lighting, shingle areas, a range of planters with mature trees and plants, artificial grass area.

**SHED** Power, lighting, housing washing machine & tumbler dryer.

**FRONT GARDEN** Block paved driveway for 3 cars, side access to rear garden.



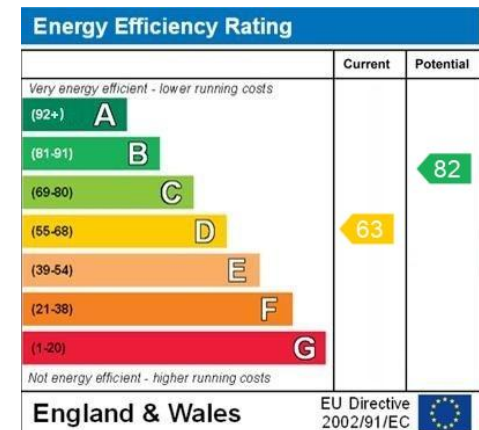
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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