



**£315,000**

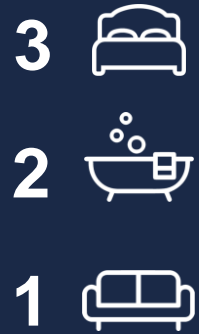
**Philip Road**

Waterlooville, PO7 7BU



## PROPERTY SUMMARY

Ideal first time or investment purchase. We are delighted to offer for sale this 3 bedroom corner plot end of terraced property in Philip Road. The property boasts 3 double first floor bedrooms, a fitted bathroom suite, kitchen/diner, downstairs shower/utility room and lounge. There is also a 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 today.







**ENTRANCE HALL** Stairs leading to first floor, storage cupboard, doors to:

**SHOWER/UTILITY ROOM** Window to front aspect, space and plumbing for washing machine, heated towel rail, shower cubicle, W.C.

**LOUNGE** 12' 11" x 8' 10" (3.94m x 2.69m) Window to rear aspect, radiator.

**KITCHEN/DINER** 21' 9" x 8' 5" (6.63m x 2.57m) Window to front aspect, patio doors to garden, storage, cupboard, radiator, range of wall and base units with built in sink unit, integral fridge/freezer, built in oven with hob and fan over, integral dish washer.

**LANDING** Airing cupboard, access to loft.

**BEDROOM 1** 13' 9" x 8' 6" (4.19m x 2.59m) Window to rear aspect, radiator.

**BEDROOM 2** 12' 10" x 8' 8" (3.91m x 2.64m) Window rear aspect, radiator, fitted wardrobe.

**BEDROOM 3** 10' 11" x 7' 8" (3.33m x 2.34m) Window to front aspect, radiator.

**BATHROOM** Window to front aspect, heated towel rail, bath with shower screen and shower over, W.C., wash hand basin.

## **OUTSIDE**

**REAR GARDEN** Mainly laid to lawn with a pond and pergola, two sheds, gated side access.

**FRONT GARDEN** Driveway providing off road parking for multiple vehicles.





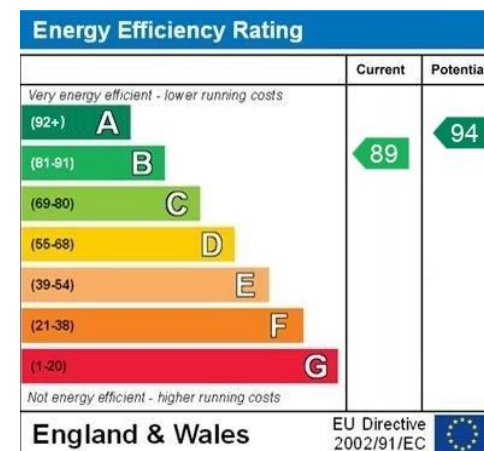
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**Jeffries  
Dibbensen**  
estate and letting agents

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

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