

£375,000

Bell Crescent

Waterlooville, PO7 7DG

PROPERTY SUMMARY

Offered for sale with no forward chain we are delighted to offer for sale this extended 5/6 bedroom semi detached property in Bell Crescent, Waterlooville. This spacious and versatile family home has a large number of benefits and internal viewings are very strongly advised. The property has had a double story extension and now benefits from 5 first floor bedrooms, 2 bathroom suites, 3 reception rooms (one could be bedroom 6) and a fitted kitchen. Externally there is a good sized rear garden and off road parking. Bell Crescent is situated close to local shops and schools as well as green spaces. Early interest is expected and can be arranged by contacting us as sole agents.





ENTRANCE HALL Door to front aspect, window to side aspect, radiator, meter cupboard, stairs to first floor, doors to:

LOUNGE 13' 11" x 11' 10" (4.24m x 3.61m) Window to front aspect, radiator.

KITCHEN/BREAKFAST ROOM 21' 10" x 11' 10 max" (6.65m x 3.61m) Two windows to rear 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, tiled flooring, door to:

INNER HALLWAY Door to rear garden, doors to:

RECEPTION ROOM/BED 6 16' 8" x 8' 6" (5.08m x 2.59m) Window to front aspect, radiator.

SHOWER ROOM Window to rear aspect, radiator, shower, WC, hand wash basin.

FIRST FLOOR Landing - Airing cupboard, access to loft, doors to:

BEDROOM 1 13' 4" x 10' 3" (4.06m x 3.12m) Window to front aspect, radiator.

BEDROOM 2 13' 9" x 8' 6" (4.19m x 2.59m) Window to rear aspect, radiator.

BEDROOM 3 10' 3" x 9' 2" (3.12m x 2.79m) Window to front aspect, radiator.

BEDROOM 4 11' 6" x 6' 2" (3.51m x 1.88m) Windows to rear and side aspects, radiator.

BEDROOM 5 8' 2" x 7' 1" (2.49m x 2.16m) Window to front aspect, radiator, over stair cupboard.

OUTSIDE Front - Lawned area, off road parking.

REAR GARDEN Part laid to artificial lawn, part paved.

GROUND FLOOR

1ST FLOOR



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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
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