



## PROPERTY SUMMARY

No forward chain! We are delighted to offer for sale this fabulous 3 bedroom detached family home situated in the popular 'Tempest' area of Waterlooville. Boasting a cul-de-sac location and only a short distance from the very popular Queens Inclosure school early interest is expected. Internally the property benefits from fitted kitchen, lounge, family room/ bedroom, downstairs shower room, 3 bedrooms and modern bathroom suite. Externally there is a low maintenance and private rear garden as well off road parking. To arrange your viewing contact us as sole agents today.

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**ENTRANCE HALL** Stairs leading to first floor, doors leading to lounge, door leading:

**FAMILY ROOM/BEDROOM FOUR** 15' 11" x 7' 7" (4.85m x 2.31m) Window to the front aspect and radiator.

**LOUNGE** 15' 9" x 14' 11" (4.8m x 4.55m) Window to the front aspect, radiator, under stairs storage cupboard door to:

**KITCHEN/DINER** 18' 3" x 9' 1" (5.56m x 2.77m) Window to rear aspect, radiator, door leading to rear garden, a range of units incorporating sink, space for oven, space for fridge, built in oven with hob and fan over, space and plumbing for washing machine, space and plumbing for dish washer, door leading to:

**HALLWAY** Door leading to conservatory, door to:

**SHOWER ROOM** Shower cubicle, wash hand basin, WC, window to rear aspect, radiator.

**CONSERVATORY** 10' 10" x 9' 5" (3.3m x 2.87m) Bi fold opening doors onto the garden, window to rear aspect, radiator.

**LANDING** Window to the side aspect, access to loft with ladder and light, airing cupboard.

**BEDROOM 1** 12' 5" x 11' 11" (3.78m x 3.63m) Window to the rear aspect, radiator.

**BEDROOM 2** 12' 0" x 10' 2" (3.66m x 3.1m) Window to the front aspect, radiator, built in wardrobe.

**BEDROOM 3** 7' 9" x 7' 3" (2.36m x 2.21m) Window to the front aspect, radiator.

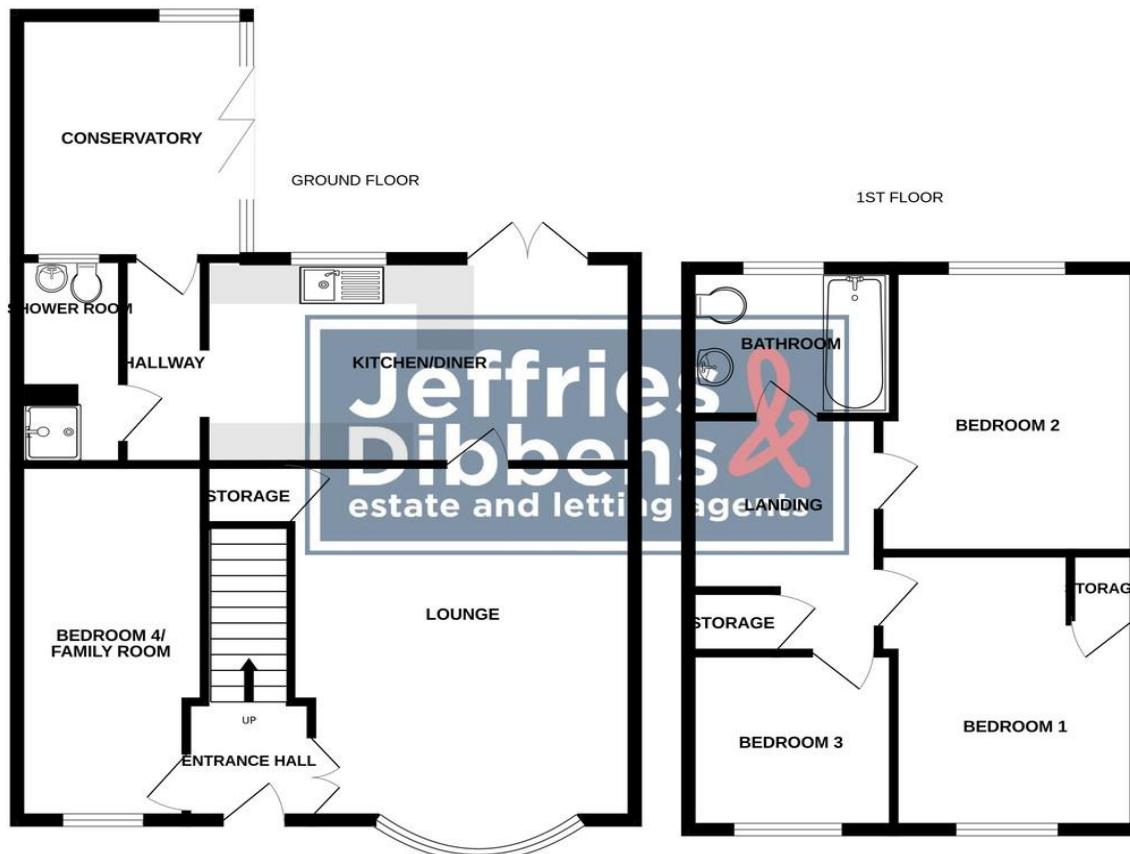
**BATHROOM** Window to rear aspect, panelled bath with shower over, wash hand basin, heated towel rail, W.C.

## OUTSIDE

**REAR GARDEN** Gated side access, patio laid garden with flower bed surrounding.

**FRONT GARDEN** Block paved drive providing off road parking, area laid to lawn.

**AGENTS NOTE** We understand the property has undergone remedial works and certificate of structural adequacy was issued in 2024.



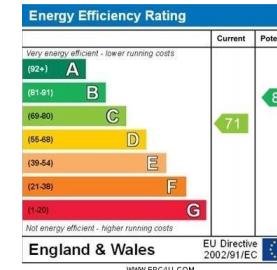
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such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

**VIEWINGS**  
By prior appointment only



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As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is not a credit check and will not affect your credit history in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.



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

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