

£320,000

Bluebell Close

Waterlooville, PO7 8BU

PROPERTY SUMMARY

We are delighted to offer for sale this beautifully presented 3 bedroom end terrace property in Bluebell Close. We feel that this property is an ideal first time purchase and internal viewings are very strongly advised. The property boasts 3 well proportioned first floor bedrooms, a modern bathroom suite, additional ground floor WC/Utility room, large lounge/diner and a fabulous modern fitted kitchen. Externally there is a wonderful and private landscaped rear garden and considerable parking available. Bluebell Close is conveniently located close to several popular schools as well as green spaces and amenities. To arrange your viewing contact us as sole agents today!





ENTRANCE HALL Door to front aspect, radiator, laminate flooring, under stair cupboard, stairs to first floor, doors to:

WC/UTILITY ROOM 5' 11" x 5' 06" (1.8m x 1.68m) Window to front aspect, WC, hand wash basin, plumbing for washing machine, space for fridge freezer.

LOUNGE/DINER 21' 08" x 10' 06" (6.6m x 3.2m) Window to front aspect, sliding doors to rear garden, 2 radiators, matching flooring.

KITCHEN 10' x 9' 04" (3.05m x 2.84m) Window and door to rear aspect, range of fitted cupboards, units and work surfaces with inset sink unit and mixer tap, integrated oven, hob, extractor, microwave, fridge and dishwasher, spot lighting, matching flooring.

FIRST FLOOR Landing - Access to loft, doors to:

BEDROOM 1 14' x 10' 05" (4.27m x 3.18m) Window to rear aspect, radiator.

BEDROOM 2 11' 06" x 8' 09" (3.51m x 2.67m) Window to rear aspect, radiator.

BEDROOM 3 10' 03" x 6' 05" (3.12m x 1.96m) Window to front aspect, radiator, built in wardrobe.

BATHROOM Window to front aspect, heated towel rail, panelled bath with shower over, hand wash basin and WC with vanity surround and cupboards under, spot lighting, tiled flooring.

OUTSIDE Front - Small shingled area, gated side access to rear garden.

REAR GARDEN Private and beautifully landscaped rear garden with various raised decked areas, patio area, lawned area, flower borders, outside tap and power point, gated side access leading to covered storage area/shed and further gate to the front.

PARKING There is considerable parking available.

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		87
(69-80) C	74	
(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	

**Jeffries
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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