

£310,000

Woodsedge

Waterlooville, PO7 8EU

PROPERTY SUMMARY

We are delighted to offer for sale this beautiful modern 3 bedroom property in Woodsedge, Waterlooville. We believe this property to be an ideal first time purchase and internal viewings are strongly advised. The property has a large number of benefits including 3 well proportioned first floor bedrooms, modern fitted kitchen, fitted bathroom, 2 reception rooms and an additional WC. Externally there is a lovely rear garden with rear access. Early interest is expected so to avoid disappointment contact Jeffries & Dibbens as sole agents today!





PORCH Housing gas meter, door to:

ENTRANCE HALL Radiator, stairs to first floor, door to:

WC Window to front aspect, heated towel rail, hand wash basin, WC

STORAGE CUPBOARD Housing electricals, plumbing for washing machine.

LIVING ROOM 14' 02" x 11' 04" (4.32m x 3.45m) Window to front aspect, radiator, spot lighting.

KITCHEN 9' 10" x 8' 08" (3m x 2.64m) Window & door to rear aspect, spot lighting, range of wall and base units with inset sink unit integral draining board, oven with induction hob & hood above, integrated dishwasher, space for tall fridge freezer.

DINER 12' 05" x 8' 06" (3.78m x 2.59m) Window to rear aspect, radiator, spot lights, range of high and low base units with work surface over, integrated fridge, door to a larger storage cupboard.

FIRST FLOOR Landing area, access to loft, storage cupboard with rail, doors to all first floor rooms.

BATHROOM Window to rear aspect, heated towel rail, extractor fan, tiled floor to ceiling, panelled bath tub with shower over, vanity system hand wash basin with mixer tap & cupboard under with WC.

BEDROOM 1 12' 05" x 10' 11" (3.78m x 3.33m) Window to rear aspect, radiator.

STORAGE CUPBOARD Housing boiler & plenty of storage.

BEDROOM 2 13' 10" x 9' 05" (4.22m x 2.87m) Window to front aspect, radiator, spot lights.

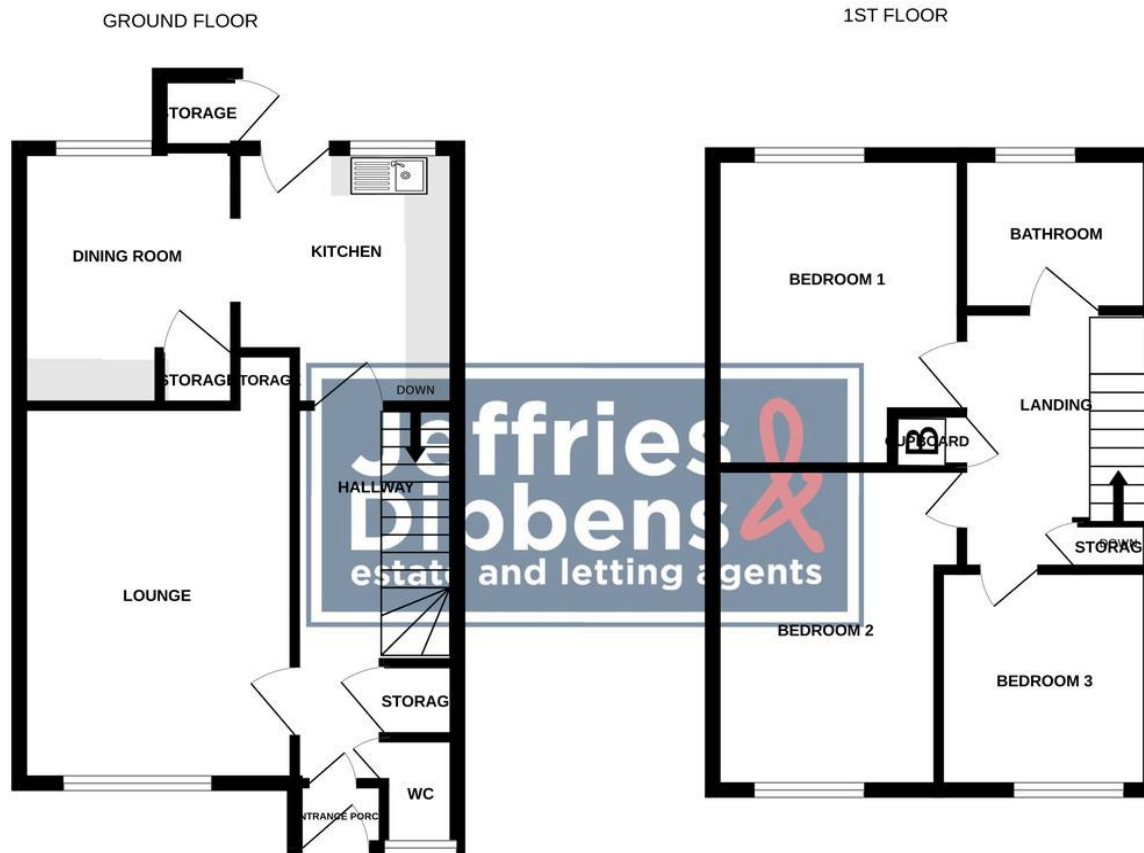
BEDROOM 3 8' 05" x 7' 11" (2.57m x 2.41m) Window to front aspect, radiator.

OUTSIDE

FRONT GARDEN Shingle front garden with mature tress & plants

REAR GARDEN Mostly paved with shingle areas, rear access, shed with power and light and ventilation for space for tumbler dryer, brick built shed with power, bike shed.





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 B

VIEWINGS
By prior appointment only

EPC TO FOLLOW

**Jeffries
Dibbens &**
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

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