



**Jeffries
Dibbens** &
estate and letting agents

£275,000

Gilbert Way

Waterlooville, PO7 7DL

PROPERTY SUMMARY

We are delighted to offer for sale this 2 bedroom end terrace house situated in a cul-de-sac in Waterlooville. With convenient access to numerous local schools we believe this property will attract immediate interest, particularly from first time and investment buyers. The property has been modernised throughout. It has a kitchen/breakfast room, lounge/diner area, 2 double bedrooms and shower room. Externally it has a well presented rear garden with rear access, it also benefits with its own driveway for parking & garage. To arrange your accompanied viewing contact Jeffries as sole agents on 02392 231100 today.

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PORCH Door to:

LOUNGE/DINER 14' 9" x 12' 4" (4.5m x 3.76m) Window to front aspect, radiator, stairs to first floor, door to:

KITCHEN/BREAKFAST ROOM 12' 04" x 12' 03" (3.76m x 3.73m) Window and door to rear aspect, radiator, range of high & low cupboards with work surface, single drainer sink unit, space for free standing cooker, space & plumbing for washing machine, space for fridge/freezer.

FIRST FLOOR Landing, window to side aspect, storage cupboard, access to loft, door to:

STORAGE CUPBOARD Housing boiler.

BEDROOM 1 12' 4" x 9' 10" (3.76m x 3m) Two windows to front aspect, radiator.

BEDROOM 2 12' 4" x 7' 4" (3.76m x 2.24m) Window to rear aspect, radiator.

BATHROOM Heated towel rail, walk in shower cubicle, WC, hand wash basin with mixer tap & cupboard under.

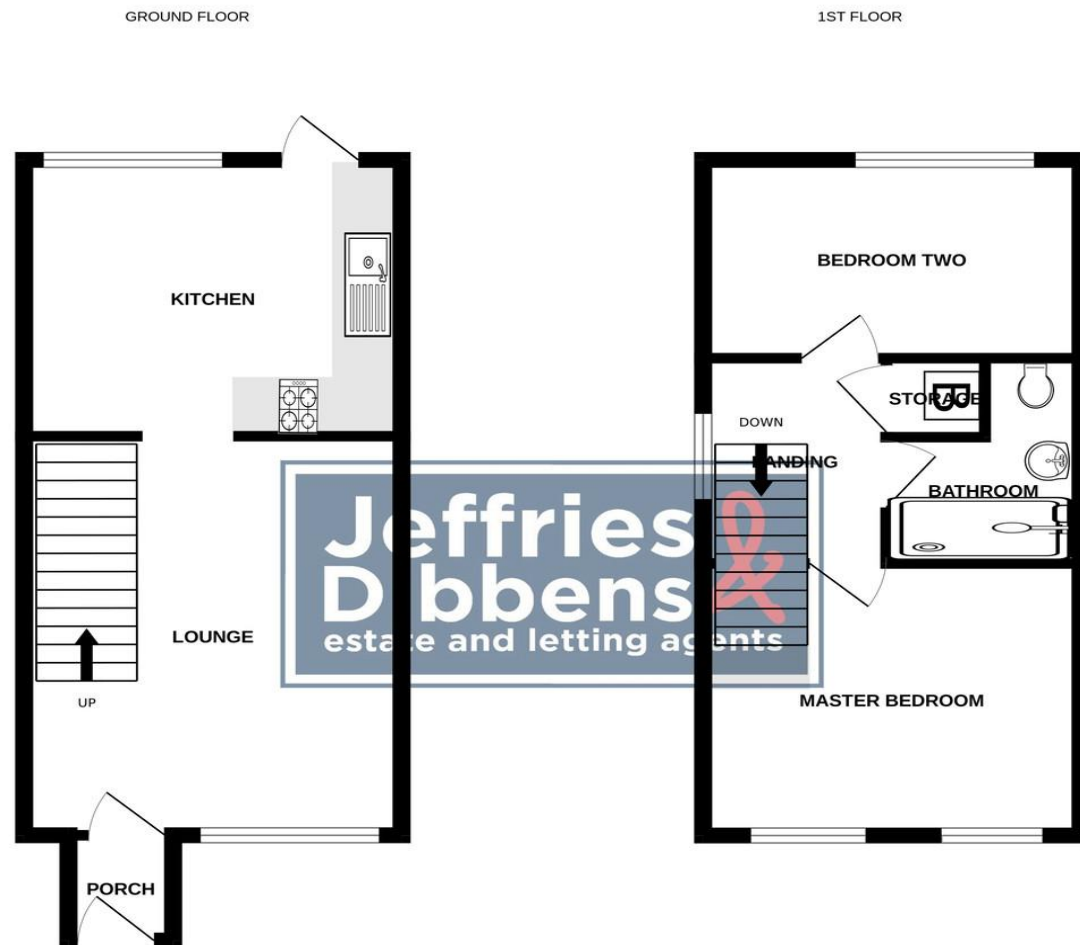
OUTSIDE

FRONT Hardstand driveway for parking in front of the garage, shingle area, two steps to front door.

REAR GARDEN Two block paved patio areas with a block paved walk way to rear gated access, mature trees & plants in sleepers, outside tap, door to garage and door to rear access.

GARAGE Up and over door.



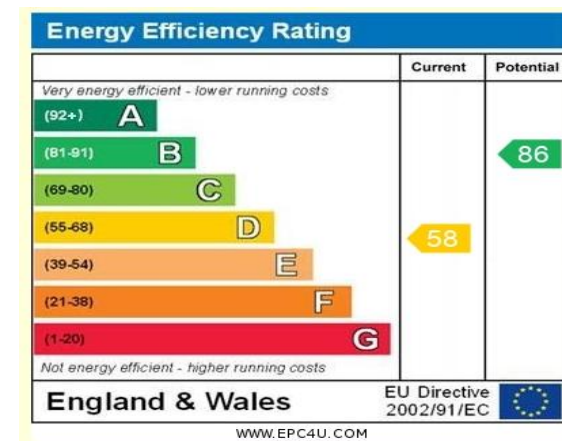


LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

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.

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.

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