

£280,000

Ripon Gardens

Waterlooville, PO7 8ND

PROPERTY SUMMARY

Located in the popular 'Tempest' area of Waterlooville we are delighted to offer for sale this beautifully presented 2 bedroom property in Ripon Gardens. We believe this property is an ideal purchase and internal viewings are very strongly recommended. The property is presented to a high standard throughout and benefits from a modern fitted kitchen, modern bathroom suite and 2 well proportioned first floor bedrooms. Externally there is a pleasant rear garden and a garage and off road parking. Early interest is expected so to avoid disappointment contact to arrange your viewing today!





ENTRANCE HALL Radiator, storage cupboard, entrance and doors to:

KITCHEN 9' 03" x 7' 06" (2.82m x 2.29m) Window to front aspect, spot lighting, range of wall and base units with work surfaces over, stainless steel sink bowl with mixer tap and integrated draining board, cupboard housing wall mounted boiler, space for plumbing for dishwasher, space for tall fridge freezer, electric hob with hood over and integrated oven.

LIVING ROOM 14' 01" x 13' 00" (4.29m x 3.96m) Double doors to rear aspect, radiator, wall lighting, spot lighting, thermostat.

HALLWAY Doors to:

BATHROOM 6' 07" x 6' 03" (2.01m x 1.91m) Window to front aspect, heated towel rail, bath with shower over, large sink bowl with mixer tap and cupboard under, WC.

BEDROOM 1 12' 04" x 11' 01" (3.76m x 3.38m) Window to rear aspect, radiator, spot lighting, integrated wardrobe.

BEDROOM 2 11' 00" x 5' 09" (3.35m x 1.75m) Window to front aspect, radiator, spot lights.

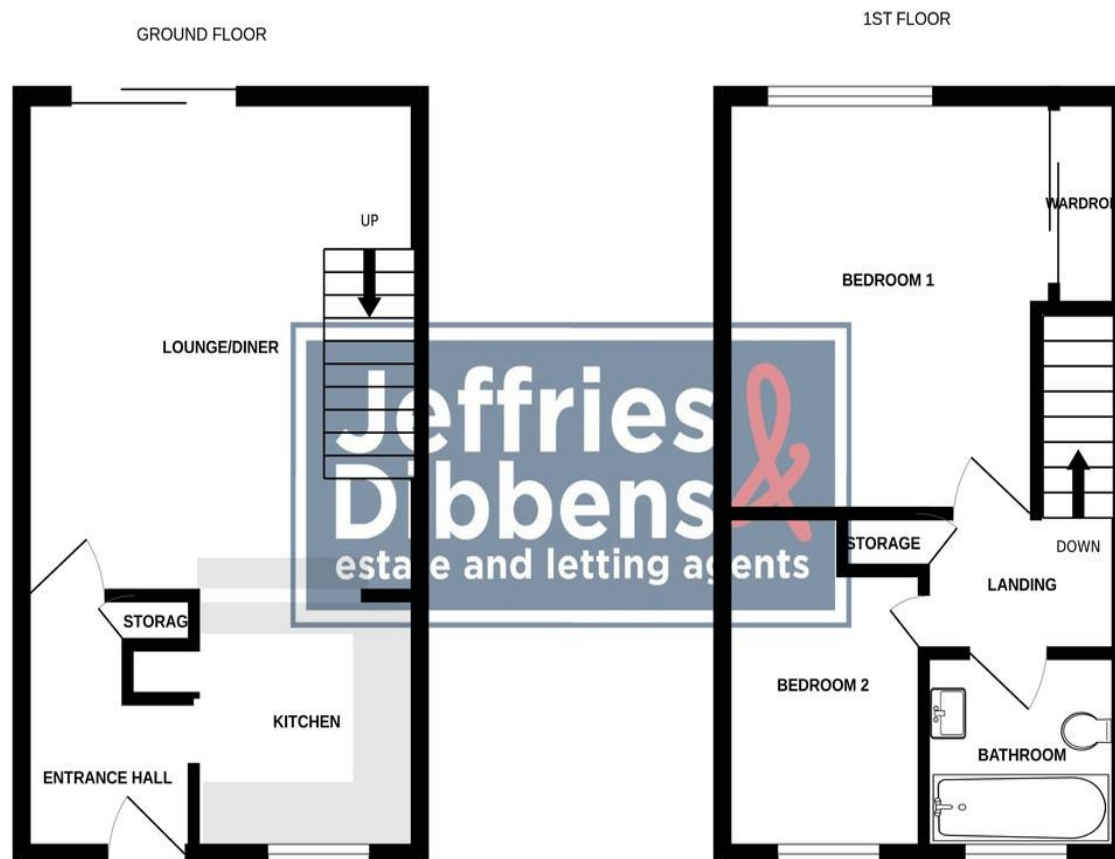
OUTSIDE

FRONT Gated access, paved and hardstand areas, cupboard housing gas and electrical meters, outside tap, cupboard with plumbing for washing machine, access to the back.

GARDEN Outside lights, mostly laid to lawn with artificial laid areas also, decking area, new fencing surround, outside shed, access to the front.

GARAGE Up and over door with parking in front.






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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	76	
(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.

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