

£289,995

Holst Way

Waterlooville, PO7 5SJ

PROPERTY SUMMARY

Situated within a quiet cul-de-sac in a very popular catchment area of Purbrook, we are delighted to offer for sale this wonderful property which has been modernised and enhanced by the current owners. The property boasts a good size lounge, kitchen opening onto the dining room, two double bedrooms and a family bathroom suite. Externally there is a pleasant rear garden and a driveway providing off road parking. To arrange your viewing contact us acting as sole agents today!





HALLWAY Opening to:

LOUNGE 14' 3" x 11' 9" (4.34m x 3.58m) Window to front aspect, radiator, stairs to first floor, opening to:

KITCHEN 11' 11" x 7' 10" (3.63m x 2.39m) Window and door to rear aspect, range of eye and base level units with work tops over, tiled splash backs, fitted oven with hob extractor hood over, wall mounted boiler, single sink unit with mixer tap, tiled splash backs, space for fridge, freezer and washing machine, smooth plastered ceiling, inset lights, open plan to:

DINING HALL 17' 0" x 7' 3" (5.18m x 2.21m) Window to front and rear aspect, two radiators, access to loft space.

FIRST FLOOR Landing with access to loft.

BEDROOM 1 11' 11" x 8' 2" (3.63m x 2.49m) Two windows to front aspect, radiator and built in storage.

BEDROOM 2 12' 0" x 7' 7" (3.66m x 2.31m) Two windows to rear aspect, radiator.

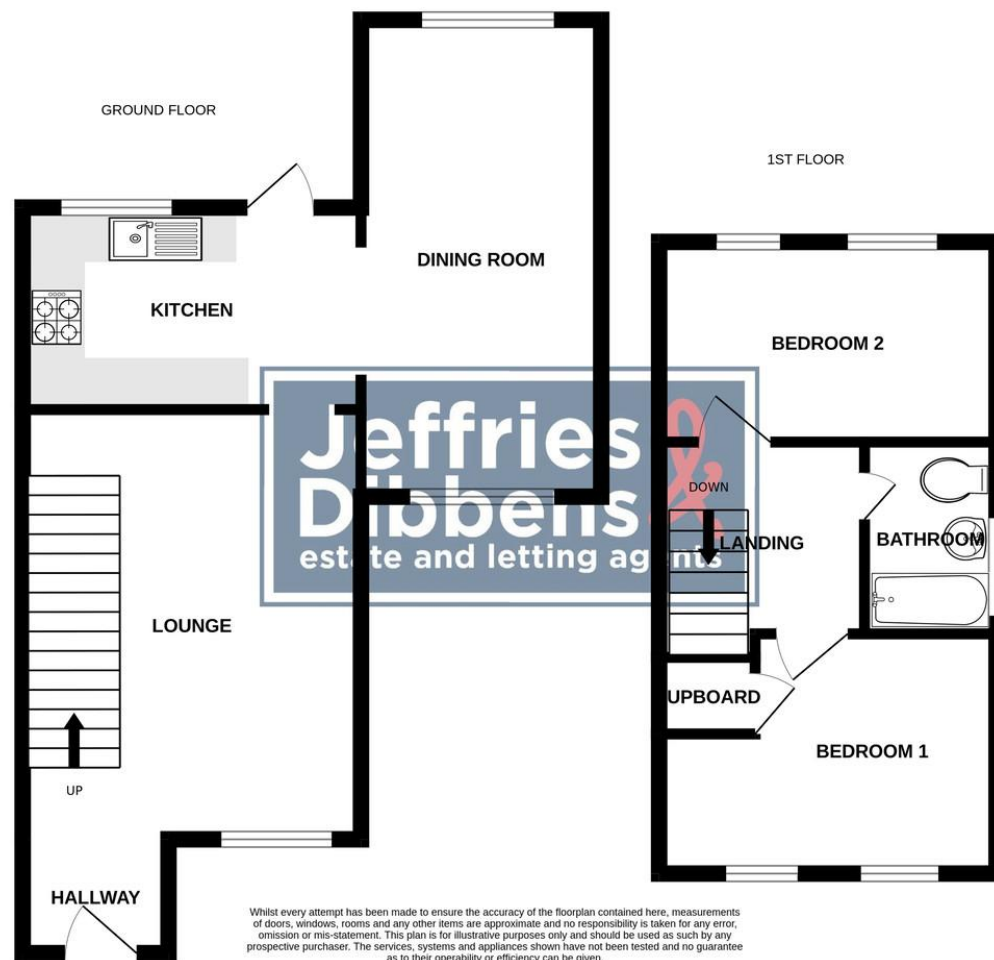
BATHROOM Window to side aspect, heated towel rail, panelled bath with shower over, wash hand basin, WC, extractor fan.

OUTSIDE

REAR GARDEN Area laid to lawn, patio area, shed.

FRONT GARDEN Off road parking.





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		87
(81-91) B		
(69-80) C		67
(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