



£280,000 Offers Invited

Dorcas Close

Waterlooville. PO7 8LW

PROPERTY SUMMARY

Ideal first time or investment purchase! Located in the very popular Tempest area of Waterlooville, we are delighted to offer for sale this well presented 2 bedroom property. The property boasts 2 double first floor bedrooms, a bathroom suite, lounge/diner and modern kitchen. Externally there is allocated parking space and a well maintained rear garden with a large shed. The property also has rear access to your parking space. Early interest is expected so to avoid disappointment call us as sole agents today on 02392 231 100.





ENTRANCE HALL Electrical meters, door to:

LOUNGE/DINER 18' 08" x 12' 06" (5.69m x 3.81m) Window to front aspect, 2x radiators, thermostat, understairs storage cupboard, stairs to first floor, door to:

KITCHEN 12' 6" x 7' 10" (3.81m x 2.39m) Window & door to rear aspect access to rear garden, radiator, tiled flooring, part tiled surround, range of high & low base units with work surface over integral sink unit with taps and draining board, space for oven/hob, space for dishwasher & washing machine, space for tall fridge/freezer, cupboard housing wall mounted boiler.

FIRST FLOOR

LANDING Access to loft, doors to first floor rooms.

BEDROOM 1 12' 6" x 12' 2" (3.81m x 3.71m) Window to front aspect, radiator.

BATHROOM Extractor fan, part tiled surround, panelled bath with electrical shower over, WC, hand wash basin with taps.

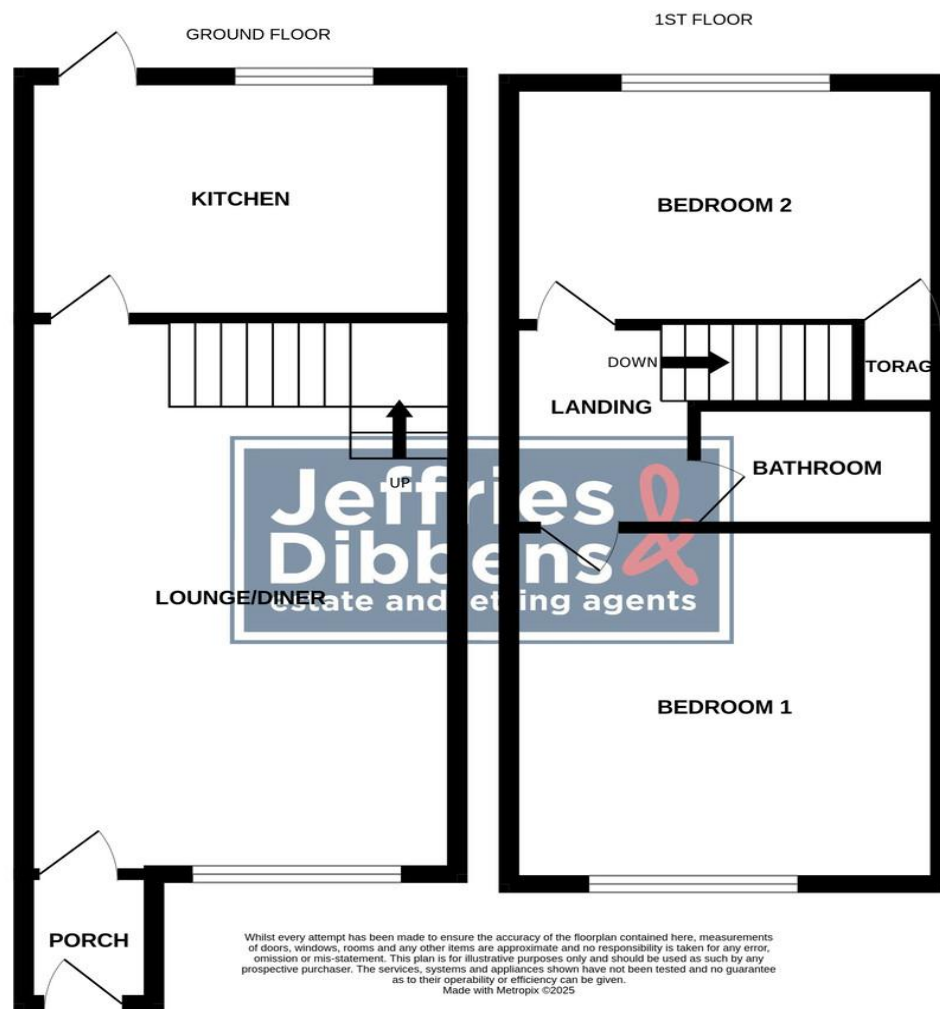
BEDROOM 2 12' 06" x 7' 10" (3.81m x 2.39m) Window to rear aspect, radiator.

OUTSIDE

REAR GARDEN Artificial laid to lawn, outside tap, access to rear allocated space, large shed.

FRONT Lawned area, patio leading to front, shingle area with small fencing around.



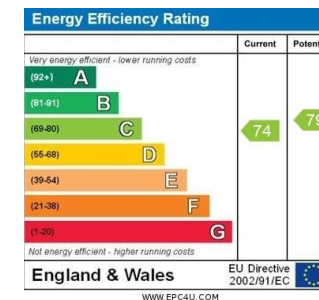


LOCAL AUTHORITY
Havant Borough Council

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

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