

£318,500

Cypress Crescent

Waterlooville, PO8 8HL

PROPERTY SUMMARY

Located in a quiet cul-de-sac in Lovedean, we are delighted to offer for sale this impressive 3 bedroom end of terraced property in Cypress Crescent. The property has a large number of benefits including a fitted kitchen, bathroom suite, lounge/diner, downstairs W.C and 3 well proportioned bedrooms. Externally there is a well presented rear garden and a garage providing off road parking. To arrange your viewing contact Jeffries as sole agents today.





ENTRANCE HALL Stairs leading to first floor, door to lounge and kitchen, door leading to:

WC Window to front aspect, wash hand basin, W.C.

LOUNGE 17' 6" x 9' 3" (5.33m x 2.82m) Bay window to front aspect, radiator.

KITCHEN/DINER 16' 0" x 11' 0" (4.88m x 3.35m) Window and double doors to rear garden, radiator, range of wall and base units with work surfaces over, plumbing for washing machine, space for fridge freezer, integrated dishwasher, 1 1/2 bowl sink and drainer unit with hose style mixer tap over, space for range cooker with extractor hood over.

LANDING

BEDROOM 1 14' 0" x 9' 0" (4.27m x 2.74m) Window to front aspect, radiator, built in wardrobes.

BEDROOM 2 11' 0" x 9' 0" (3.35m x 2.74m) Window to rear aspect, radiator, built in wardrobes.

BEDROOM 3 10' 0" x 6' 0" (3.05m x 1.83m) Window to front aspect, radiator.

BATHROOM Window to rear aspect, radiator, built in storage cupboard, panel bath with shower over, wash hand basin, W.C.

OUTSIDE

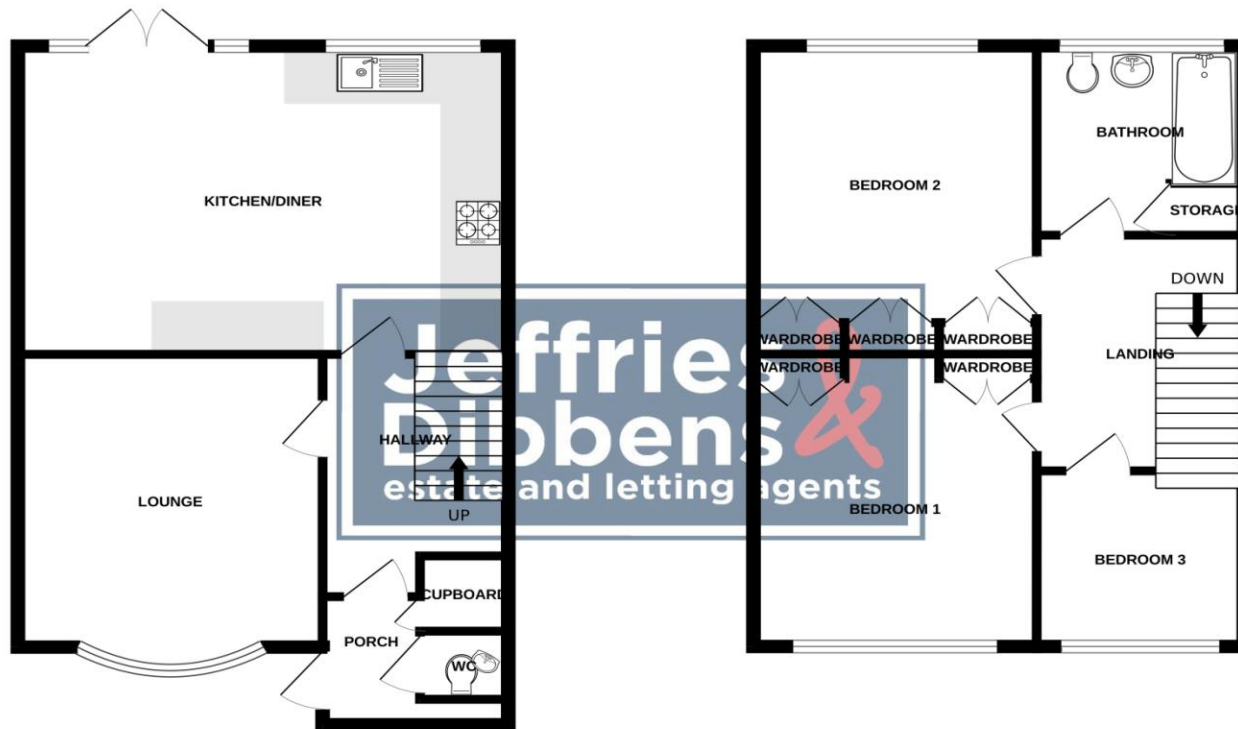
REAR GARDEN Gated side access to front, patio area, area laid to lawn, outside tap.

FRONT GARDEN Area laid to lawn, patio area.

GARAGE

GROUND FLOOR

1ST FLOOR



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

East Hampshire District Council

TENURE

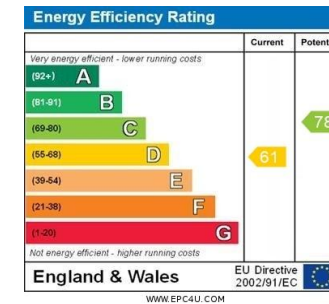
Freehold

COUNCIL TAX BAND

Band C

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
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estate and letting agents

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