

**Jeffries & Dibbens**  
estate and letting agents

FOR SALE  
01702 311000  
www.jeffriesdibbens.com

**£357,500**

**201 Silverdale Drive**

Waterlooville, PO7 6DX

## PROPERTY SUMMARY

We are delighted to offer this two bedroom semi-detached bungalow. The property provides ample living space located in well desired location of Silverdale Drive. This two bedroom bungalow has a host of benefits which includes an extensive fitted kitchen, lounge leading into a good size conservatory, two bedrooms and bathroom. Externally there is a well-established garden with side access to front with ample of off road parking and a large garage. Early interested is expected so contact us as sole agents to arrange your viewing today!

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**PORCH** Window's to side, front aspects, door to:

**ENTRANCE HALL** Radiator, storage cupboard, access to loft hatch, door to:

**BEDROOM 1** 10' 11" x 10' 7" (3.33m x 3.23m) Window to front aspect, radiator, built in wardrobes.

**BEDROOM 2** 8' 10" x 7' 07" (2.69m x 2.31m) Window to front aspect, radiator.

**BATHROOM** Window to side aspect, spot lights, heated towel rail, hand wash basin with cupboard under, panelled bath with double shower head.

**LOUNGE** 14' 11" x 10' 11" (4.55m x 3.33m) 2x Radiator, feature fireplace, entrance to:

**CONSERVATORY** 22' 00" x 8' 00" (6.71m x 2.44m) Window to side & rear aspect, sliding doors to rear aspect, radiator x2, entrance to:

**KITCHEN** 12' 04" x 11' 00" (3.76m x 3.35m) Window to side aspect, radiator, spot lights, extensive range of high & low fitted cupboards with work surface over, 5 ring gas hob with extractor hood above, eye level oven & grill, 1 1/2 ceramic sink with integral draining board, integrated dishwasher, space for American style fridge/freezer, entrance to conservatory.

## OUTSIDE

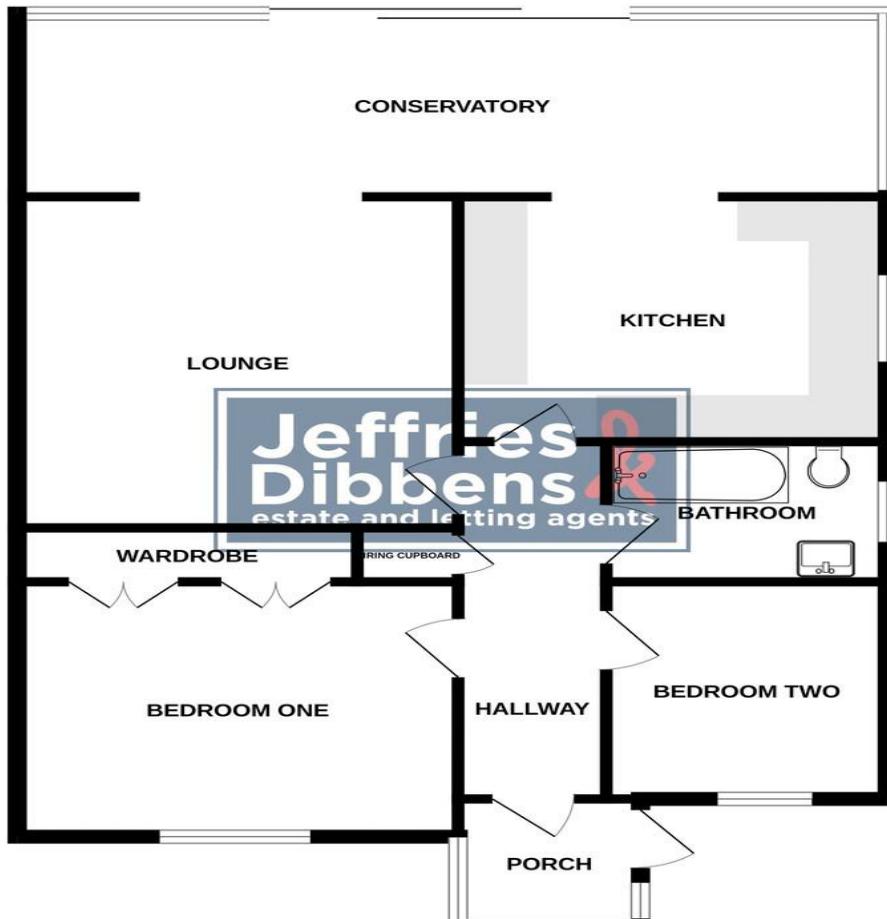
**FRONT** Block paved driveway for parking for several cars, mature trees, electrical garage door entrance, access to rear garden.

**REAR GARDEN** Patio area to rear and side aspect, mostly laid to lawn, mature trees & plants surrounding, decked area surrounding large pond at the side, gated access to front, door leading into the garage, door leading into utility room.

**GARAGE** Electrical garage door, access to the rear garden, separate utility area.



GROUND FLOOR

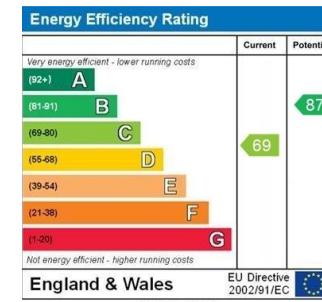


**LOCAL AUTHORITY**  
Havant Borough Council

**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.



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