

**£360,000**

**Gloucester Road**

Waterlooville, PO7 7BJ

## PROPERTY SUMMARY

Tucked away in a quiet cul-de-sac and within walking distance of several very popular schools we are delighted to offer for sale this very well presented semi detached house in Gloucester Road. This extended family home has a large number of benefits and internal viewings are very strongly advised. The property boasts 3 first floor double bedrooms, a modern fitted bathroom suite, large lounge, modern fitted kitchen with breakfast area and a further dining room/reception. Externally there is a large front garden and driveway providing considerable off road parking and a landscaped rear garden with summer house/cabin. There is no forward chain and early viewing is strongly advised. Contact us as sole agents today!





**ENTRANCE HALL** Windows and door to front aspect, radiator, Parquet flooring, stairs to first floor, door to:

**LOUNGE** 23' 06" x 14' 09" (7.16m x 4.5m) Windows to front and rear aspects, double doors to rear garden, 2 radiators, door to:

#### **KITCHEN/BREAKFAST ROOM**

**KITCHEN** 16' 10" x 7' 06" (5.13m x 2.29m) Window to front aspect, radiator, range of fitted cupboards, units and work surfaces, 1 1/2 bowl sink unit with mixer tap over, built in double oven, hob and extractor, space for fridge and freezer, plumbing for washing machine and dishwasher, open to:

**BREAKFAST & DINING ROOM** 21' 03" x 11' 11" (6.48m x 3.63m) Two sets of double doors to rear garden, windows to side and rear aspects, radiator, matching cupboards and work surfaces, breakfast bar, tiled flooring.

**FIRST FLOOR** Landing - Storage cupboard, doors to:

**BEDROOM 1** 13' 07" x 11' 07" (4.14m x 3.53m) Window to front aspect, radiator, built in wardrobe.

**BEDROOM 2** 13' 05" x 9' 01" (4.09m x 2.77m) Window to front aspect, radiator, built in wardrobe.

**BEDROOM 3** 14' 07" max x 9' 01" max (4.44m x 2.77m) Window to rear aspect, radiator.

**BATHROOM** Window to rear aspect, heated towel rail, walk in shower, WC, hand wash basin, spot lighting, part tiled.

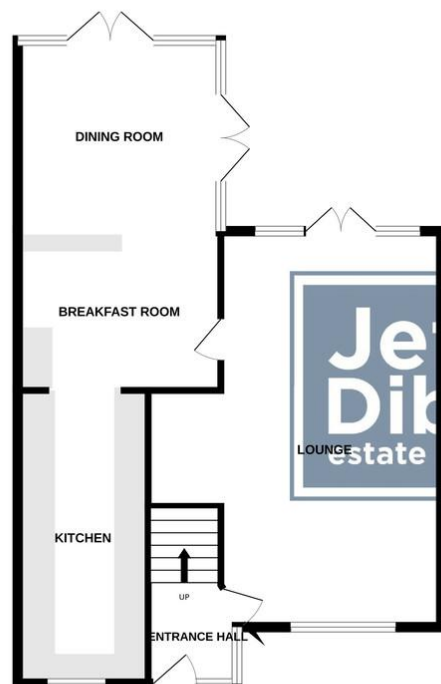
**OUTSIDE** Front - Large front garden which is mostly laid to lawn and has a long driveway providing considerable off road parking, outside power point, gated side access to:

**REAR GARDEN** Landscaped rear garden with various decked and seating areas, mature borders and flower beds, outside tap and power point, lighting, patio area, covered side area/shed, access to:

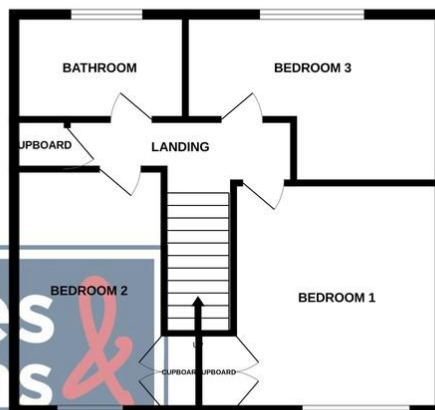
**SUMMER HOUSE/CABIN** 12' 04" x 12' 01" (3.76m x 3.68m) Two sets of double doors and single door, 2 x windows, light and power.

**AGENTS NOTE** This property is currently seven years into a 10 year professional treatment programme for Japanese Knot weed. Documentation relating to the management plan and transferable guarantees is available on request.

GROUND FLOOR



1ST FLOOR



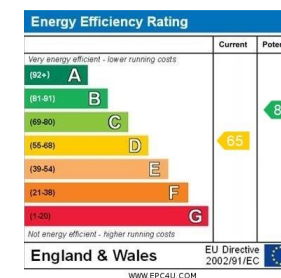
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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**  
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.

**Jeffries  
Dibbensen**  
estate and letting agents

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