

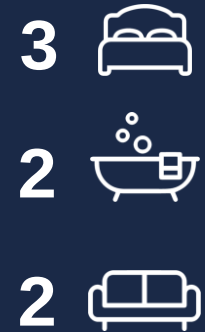
£385,000

Abdess Way

Waterlooville. PO7 7HO

PROPERTY SUMMARY

Located in the popular St Michaels development close to Waterlooville town centre and boasting an attractive outlook, we are delighted to offer for sale this very well presented 3 double bedroom semi detached property in Abbess Way. Arranged over 3 floors this impressive family home has a large number of benefits and internal viewings are strongly advised. The property has 3 doubled bedrooms, 2 bathroom suites, lounge, additional WC and a modern kitchen/diner. Externally there is a low maintenance rear garden, garage and additional parking available. Early viewing is strongly advised.





ENTRANCE HALL Frosted window & side panel to front aspect, radiator, tiled flooring throughout, stairs to first floor, door into integral garage, door to:

WC Tiled flooring, part tiled surround, radiator, WC, hand wash basin with mixer tap.

KITCHEN/DINER 19' 05" x 9' 7" (5.92m x 2.92m) Window & double doors to rear aspect, radiator, tiled flooring throughout, spot lighting, range of modern fitted cupboards, units with granite work surfaces over with matching surrounds, inset sink bowl with draining board, 5 ring gas hob with extractor hood above, eye level oven & dual oven/grill, integrated fridge/freezer, integrated washer/dryer, integrated dishwasher.

FIRST FLOOR

LANDING Window to front aspect, radiator, built in airing cupboard housing water cylinder, stairs to second floor, doors to:

LOUNGE 17' 09" x 11' 0" (5.41m x 3.35m) 2 x windows to rear aspect, 2 x radiators.

MASTER BEDROOM 12' 3" x 10' 3" (3.73m x 3.12m) Window to front aspect, radiator, built in storage cupboard, door to:

ENSUITE SHOWER ROOM Window to side aspect, heated towel rail, spot lights, tiled flooring & part surround, extractor fan, shower cubicle, WC, hand wash basin with mixer tap.

SECOND FLOOR

Doors to:

BEDROOM 2 14' 10" x 10' 2" (4.52m x 3.1m) Window to rear aspect, radiator, access to loft hatch, sliding mirrored fitted wardrobes.

BEDROOM 3 13' 10" x 10' 9" (4.22m x 3.28m) Window to front aspect, radiator, sliding mirrored fitted wardrobes.

FAMILY BATHROOM Velux skylight, heated towel rail, extractor fan, tiled flooring, tiled part surround, panelled bath with mixer tap & shower over, handwash basin with mixer tap, WC.

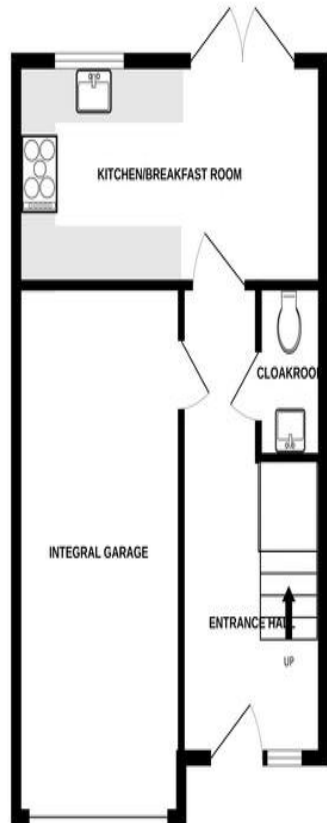
OUTSIDE

FRONT Allocated block paving parking space with 1 visitor space, block paved communal area, access to garage.

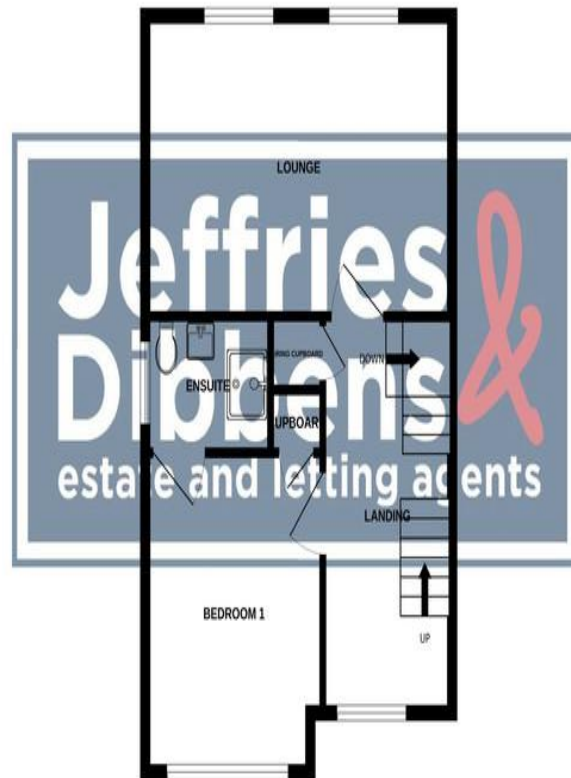
REAR GARDEN 2 x landscaped patio areas, artificial lawn area, wooden sleepers surround with mature trees, plants & flowers, gated side access to a pedestrian walkway with access to front of the property.

INTEGRAL GARAGE 19' 5" x 9' 7" (5.92m x 2.92m) Electrical garage door, power, light, electric EV charger, space for extra appliances, door leading into entrance hall.

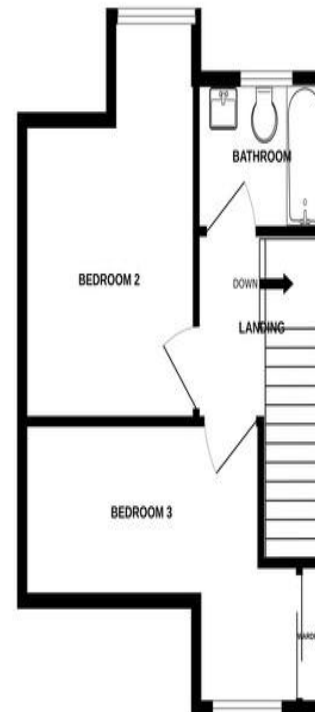
GROUND FLOOR



1ST FLOOR



2ND 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.

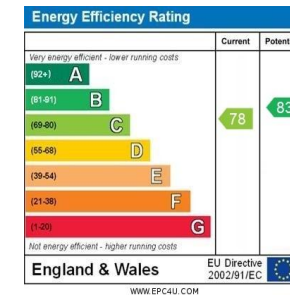
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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

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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