



**£260,000**

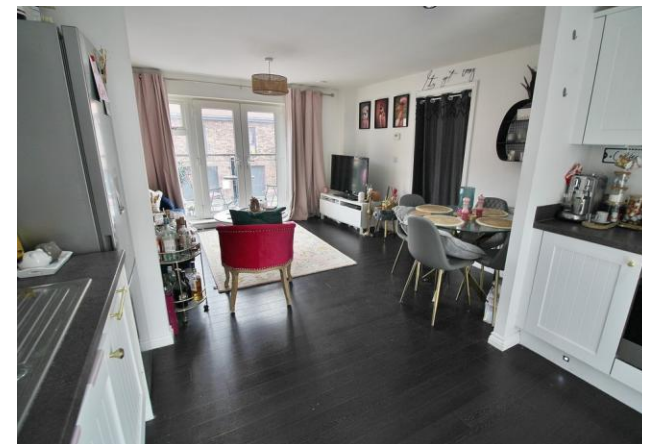
**Saddleback Road**

Waterlooville, PO7 7GG



## PROPERTY SUMMARY

Tucked away in a quiet corner of the Wellington park development close to WaterlooVille town centre, Jeffries Estate Agents are delighted to offer for sale this very well presented 2 bedroom detached 'Coach House' in Saddleback Road. This spacious property has a large number of benefits and early interest is expected. With 2 double bedrooms, 2 bathroom suites, fully fitted kitchen, open plan living and a balcony early viewing is strongly advised. A particular attraction is the private garage directly underneath and additional parking providing off road parking. To arrange your viewing contact Jeffries as sole agents.





**ENTRANCE** Stairs to first floor landing:

**ENTRANCE HALL** Window to side aspect, large storage cupboard, access to loft, doors to:

**BEDROOM 1** 14' 1" x 11' 3" (4.29m x 3.43m) Window to front aspect, radiator, door to:

**ENSUITE** Heated towel rail, shower cubicle, W.C, hand wash basin, tiled flooring and surround, extractor.

**BEDROOM 2** 10' 5" x 10' 0" (3.18m x 3.05m) Window to front aspect, radiator.

**BATHROOM** Window to rear aspect, heated towel rail, panelled bath with shower over, W.C, hand wash basin, tiled floor and surround, spot lighting.

**LOUNGE/DINER** 20' 3" x 12' 10" (6.17m x 3.91m) Window to front aspect, double doors to balcony, radiator, range of cupboards, units and work surfaces, built in oven, hob and extractor, integrated dishwasher and washing machine, space for fridge freezer.

**BALCONY**

**OUTSIDE**

**GARAGE** Up and over door, power, 2 allocated parking spaces.





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 B

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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**  
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