

**£270,000**

**1 Manx Close**

Waterlooville, PO7 7UT



## PROPERTY SUMMARY

Tucked away in a quiet corner of the Wellington park development close to Waterlooville town centre, Jeffries & Dibbens Estate Agents are delighted to offer for sale this very well presented 2 bedroom 'Coach House' in Manx Close. This spacious freehold property has a large number of benefits and early interest is expected. With 2 double bedrooms, 2 bathroom suites, fully fitted open plan kitchen/diner, large lounge and 2 balconies early viewing is strongly advised. Additional parking providing off road parking. To arrange your viewing contact Jeffries & Dibbens as sole agents.





**PORCH** Radiator, stairs to:

**HALLWAY** Radiator, loft hatch, doors to:

**STORAGE CUPBOARD** Housing wall mounted boiler, storage area.

**LOUNGE** 20' 02" x 10' 10" (6.15m x 3.3m) Windows & double doors to front aspect on to balcony, Velux skylight, radiator, full wood panelling wall.

**BEDROOM 1** 16' 09" x 9' 03" (5.11m x 2.82m) Floor to ceiling window to front aspect, radiator, part wood panel wall, door to:

**ENSUITE** Heated towel rail, extractor fan, tiled flooring, part tiled surround, WC, hand wash basin with mixer tap, shower cubicle with fitted electric shower.

**BEDROOM 2** 11' 10" x 9' 06" (3.61m x 2.9m) Window floor to ceiling to front aspect, radiator.

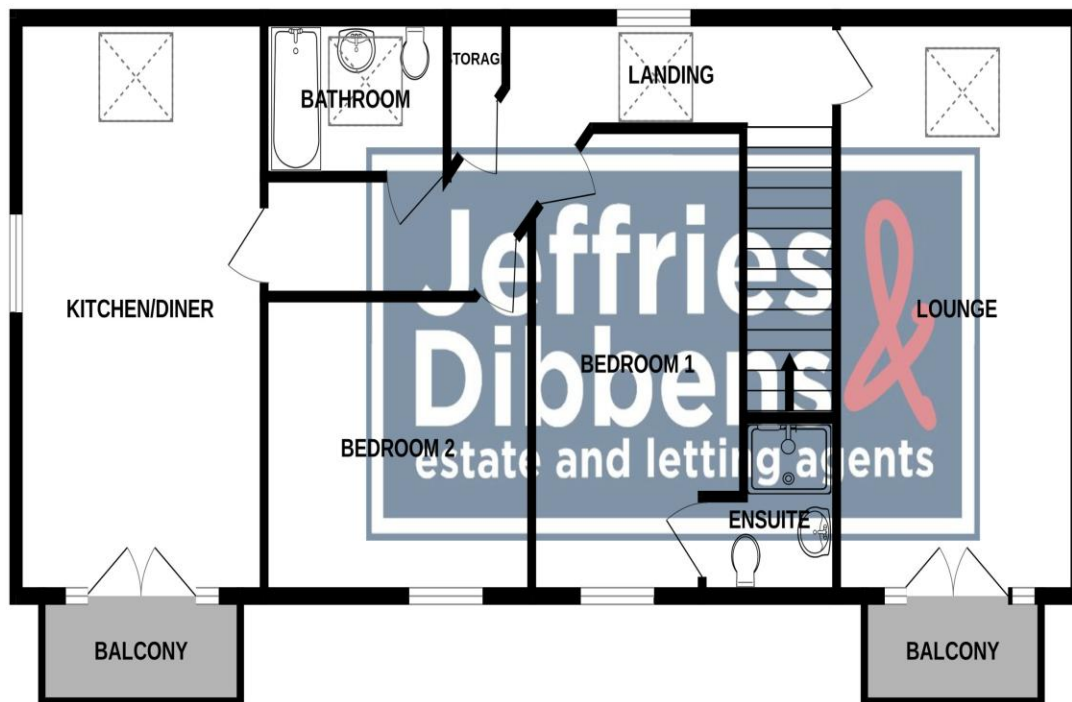
**BATHROOM** Velux skylight to rear aspect, extractor fan, heated towel rail, panelled bath with shower over, part tiled surround, hand wash basin with mixer tap.

**KITCHEN/DINER** 19' 5" x 11' 11" (5.92m x 3.63m) Windows to side & front aspect, double doors to front aspect leading on to balcony, 2x radiators, range of high & low cupboards and units with work surface over, 1 1/2 composite sink bowl with integral draining board, induction hob with hood above, oven under, extractor fan, space & plumbing for dishwasher, space & plumbing for washing machine, integrated fridge/freezer.

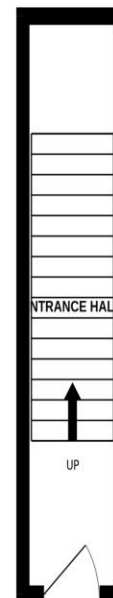
**OUTSIDE** 2 x glass panelled balcony's, carport, parking for 2 vehicles.



1ST FLOOR



GROUND FLOOR

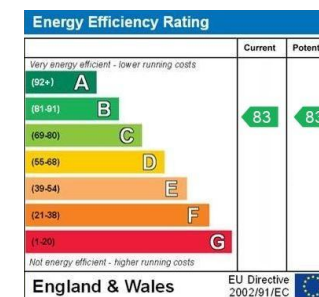


**LOCAL AUTHORITY**  
Winchester City Council

**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.

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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