

Jeffries & Dibbens
FOR SALE
023 9223 1100
jdea.co.uk

£330,000

Elmwood Avenue

Waterlooville, PO7 7LG

PROPERTY SUMMARY

Offered for sale with no forward chain we are delighted to present for sale this older style 3 bedroom property close to Waterlooville town centre. This property has a large number of benefits and lots of potential to be improved even further and internal viewings are very strongly advised. The property boasts 3 first floor bedrooms, bathroom suite, through lounge/diner, kitchen and conservatory. Externally there is off road parking for several vehicles and a lovely large mature rear garden. We believe this property is an ideal first time purchase and viewings can be arranged by contacting Jeffries & Dibbens as sole agents.





ENTRANCE HALL Radiator, understairs storage, stairs to first floor, entrance to:

KITCHEN 12' 4" x 7' 6" (3.76m x 2.29m) Window & door to rear aspect leading into rear garden, range of wall & base units with work surfaces over, 1 1/2 bowl sink unit with integral draining board, space for cooker, space for under counter fridge, space for under counter freezer, space & plumbing for washing machine.

LOUNGE/DINER 27' 5" x 11' 9" (8.36m x 3.58m) Bay window to front aspect, double doors to rear into conservatory, 2 x radiators, fireplace.

CONSERVATORY 14' 6" x 8' 6" (4.42m x 2.59m) Windows to rear aspect, window & double door to side aspect leading into garden.

FIRST FLOOR

LANDING Access to loft, doors to:

BATHROOM 7' 9" x 6' 7" (2.36m x 2.01m) 2 x window to rear aspect, heated towel rail, panelled bath with shower over, part panelled surround, vanity surround with WC & hand wash basin with cupboards under.

BEDROOM 1 11' 6" x 8' 2" (3.51m x 2.49m) Bay to front aspect, radiator.

BEDROOM 2 9' 8" x 8' 6" (2.95m x 2.59m) Window to rear aspect, radiator, 2 x built in wardrobes one housing boiler.

BEDROOM 3 8' 3" x 5' 7" (2.51m x 1.7m) Bay window to front aspect, radiator, built in storage.

OUTSIDE

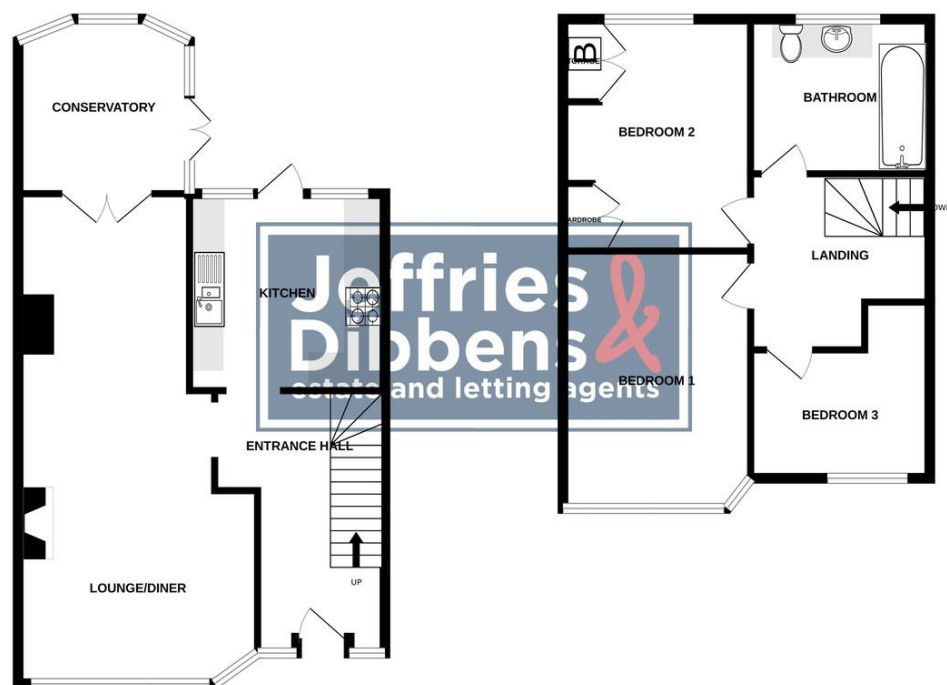
FRONT Blocked paved driveway for several vehicles, shingle border.

REAR GARDEN Large rear garden which is mostly laid to lawn area with mature trees, shrubs and plants, patio area.



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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
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estate and letting agents

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