

£375,000

Mill Road

Waterlooville, PO7 7AP

PROPERTY SUMMARY

We are delighted to present to the market this extended 3 bedroom semi detached property in Mill Road. This fabulous family home will attract immediate interest and early viewing is strongly advised. The property benefits from a large lounge/diner, extended kitchen/breakfast room, 3 well proportioned first floor bedrooms and a modern bathroom suite. Externally there is a good sized rear garden with a fabulous garage with internal heating and additional parking to the front. Local schools and shops are just a short distance away as are local parks and green spaces. To avoid disappointment contact us as sole agents to book your viewing today!





PORCH Spot lights, door to:

ENTRANCE HALL Window to side aspect, radiator, under stairs cupboard, stairs to first floor, doors to:

KITCHEN/BREAKFAST ROOM 20' 02" x 12' 02" (6.15m x 3.71m) Windows to front and rear aspects, door to rear aspect leading into the garden, radiator, spot lights, part tiled surround, range of wall and base units and work surfaces over incorporating stainless steel sink unit with mixer tap and drainer, 5 ring gas hob with electric oven under and extractor hood above, space for tall fridge/freezer, space and plumbing for washing machine, storage cupboard with space for tumbler dryer, storage cupboard housing electrics.

LOUNGE/DINER 22' 06" x 13' 11" (6.86m x 4.24m) Bay window to front aspect, double doors to rear aspect leading into garden, 2 x radiators, feature wall.

FIRST FLOOR

LANDING Window to side aspect, access to loft, doors to:

BATHROOM Window to rear aspect, tiled floor to ceiling, heated towel rail, extractor fan, panelled ceiling, panelled bath with shower over, vanity surround with WC and hand wash basin mixer tap with cupboard under.

BEDROOM 1 13' 08" x 8' 07" (4.17m x 2.62m) Window to rear aspect, radiator.

BEDROOM 2 13' 07" x 8' 00" (4.14m x 2.44m) Window to front aspect, radiator, built in wardrobe, triple built in sliding door wardrobes.

BEDROOM 3 10' 06" x 7' 01" (3.2m x 2.16m) Window to front aspect, radiator, built in wardrobe.

OUTSIDE

FRONT Pebbled driveway for multiple vehicles, mature trees and plant borders.

REAR GARDEN Mostly laid to lawn, pebbled area, censored outside lights, outside tap, 3 sheds, access to garage.

GARAGE 17' 08" x 12' 02" (5.38m x 3.71m) Electric door, power, spot lights, work bench, electric heater.



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		
69-80	C	74 C	80 C
55-68	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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