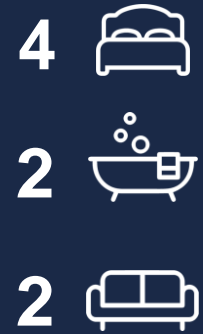




**£385,000**  
**Angus Way**  
Waterlooville, PO7 7FL

## PROPERTY SUMMARY

No forward chain! We are delighted to offer for sale this spacious 4 bedroom family home in Waterlooville. The property has a large number of benefits including 4 bedrooms arranged over 2 floors, 2 bathroom suites, modern fitted kitchen/breakfast room, lounge and additional W.C. Externally there is a low maintenance rear garden and a good size garage with additional parking. Early interest is expected so to avoid disappointment contact us today!





**HALLWAY** Radiator, under stairs storage, stairs to first floor, doors to lounge/diner, kitchen and door to:

**WC** Radiator, wash hand basin W.C.

**KITCHEN** 13' 9" x 10' 8" (4.19m x 3.25m) Window to rear aspect, radiator, range of wall and base units incorporating sink unit, integrated oven with hob and extractor over, space and plumbing for dishwasher and washing machine, space for fridge freezer, patio doors to rear aspect.

**LOUNGE/DINER** 15' 6" x 13' 4" Max (4.72m x 4.06m) Window to front aspect, patio doors to rear aspect, radiator.

**FIRST FLOOR LANDING** Radiator, stairs case to top floor, door to:

**BEDROOM 3/LOUNGE** 13' 11" x 10' 9" (4.24m x 3.28m) Window to rear aspect, Juliet balcony to rear aspect, radiator.

**BEDROOM 4** 13' 2" Max x 8' 7" (4.01m x 2.62m) Two windows to front aspect, radiator.

**BATHROOM** Panelled bath with shower over, radiator, wash hand basin, W.C.

**SECOND FLOOR LANDING**

**BEDROOM 1** 13' 11" x 10' 5" (4.24m x 3.18m) Window to rear aspect, radiator, door to:

**ENSUITE** Shower cubicle, heated towel rail, wash hand basin, W.C.

**BEDROOM 2** Window to front aspect, radiator.

**OUTSIDE**

**FRONT GARDEN** Gravel front with railings.

**REAR GARDEN** Gated rear access, patio laid area, artificially laid lawn, mature shrubs.

**GARAGE** Up and over door.

**ALLOCATED PARKING**





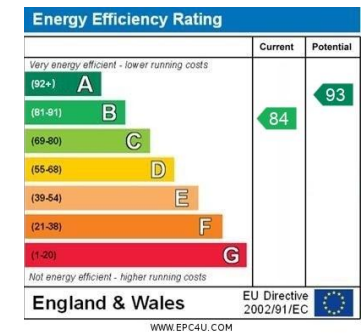
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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**  
 Winchester City 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



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