



£260,000
Woodsedge
Waterlooville, PO7 8EX

PROPERTY SUMMARY

Offered for sale with no forward chain we are delighted to offer for sale this 3 bedroom property in Woodsedge, Waterloo. The property has a large number of benefits including 3 well proportioned first floor bedrooms, fitted kitchen leading onto dining room, bathroom suite, lounge, an additional WC and externally there is a large rear garden. We believe this property to be an ideal first time purchase or investment opportunity and internal viewings are strongly advised and early interest is expected so to avoid disappointment contact us as sole agents today!





HALLWAY Storage cupboard, stairs leading to first floor, door to:

WC Window to front aspect, wash hand basin, W.C.

KITCHEN/DINER 21' 4" x 8' 6" (6.5m x 2.59m) Windows to the front and rear aspect, radiator, door leading to rear porch, a range of wall and base units incorporating sink unit, built in oven with hob and fan over, space for fridge/freezer, space and plumbing for washing machine, door to:

LOUNGE 12' 10" x 8' 10" (3.91m x 2.69m) Window to rear aspect, radiator.

REAR PORCH Windows to rear and side aspect, door leading to rear garden.

BEDROOM 1 13' 7" x 8' 2" (4.14m x 2.49m) Window to rear aspect, radiator.

BEDROOM 2 12' 8" x 8' 10" (3.86m x 2.69m) Window to rear aspect, radiator.

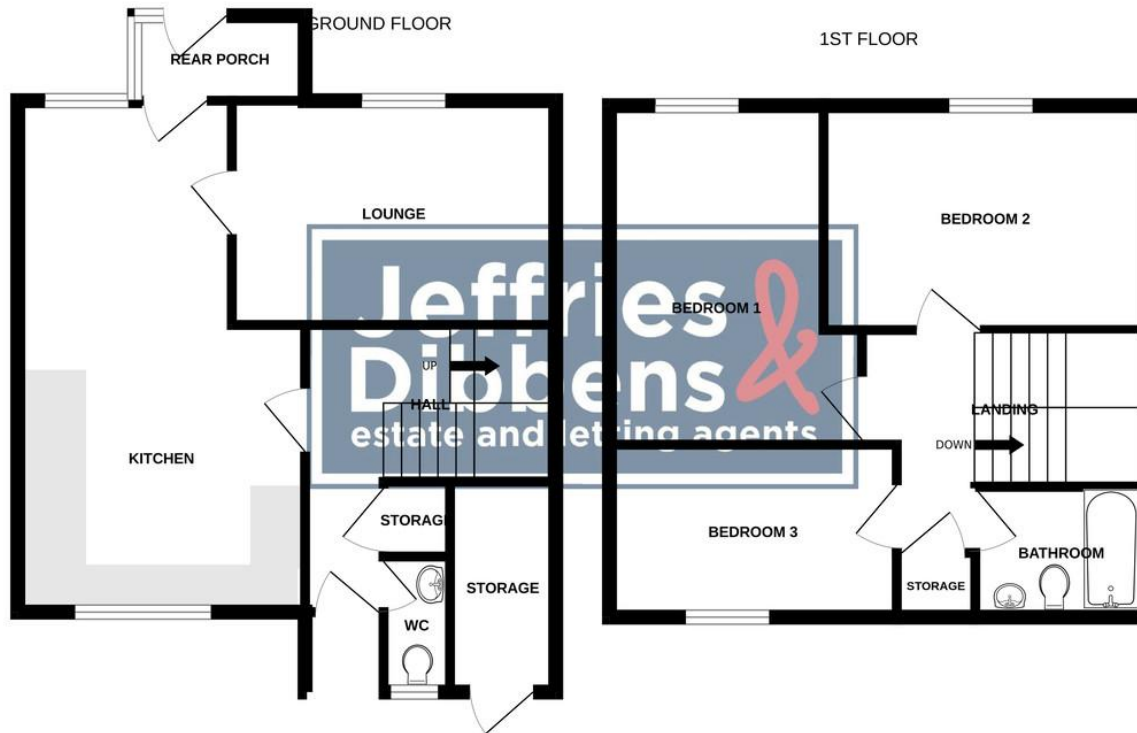
BEDROOM 3 10' 6" x 7' 7" (3.2m x 2.31m) Window to front aspect, radiator.

BATHROOM Window to front aspect, panelled bath with shower over, wash hand basin, radiator.

OUTSIDE

REAR GARDEN Gated access to front and rear, area laid to lawn, shed.

FRONT GARDEN Storage cupboard.



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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | 75 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.



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