



£225,000
Cardinal Drive
Waterlooville, PO7 8LZ

PROPERTY SUMMARY

We are delighted to offer for sale this very well presented 1 bedroom house in Cardinal Drive, Waterlooville. The accommodation has been significantly improved and comprises of lounge, modern fitted kitchen and shower room and a first floor double bedroom. The property also benefits from air conditioning and shutters throughout. Externally there are well maintained gardens to the front and rear of the property and allocated parking. In our opinion this property is an ideal first or investment purchase. To arrange your viewing and avoid disappointment contact us as sole agents today!





ENTRANCE HALL Window to front aspect, radiator, stairs to first floor, doors to;

KITCHEN 7' 02" x 5' 10" (2.18m x 1.78m) Window to side aspect with shutters, range of wall and base units with work surfaces over, integrated fridge/freezer, dishwasher and washing machine, gas hob with exactor over, electric oven, spot lighting.

LOUNGE 11' 11" x 10' 04" (3.63m x 3.15m) Window to side aspect, radiator, air conditioning, spot lighting.

FIRST FLOOR Access to loft, storage cupboard, doors to:

BEDROOM 11' 07" x 8' 09" (3.53m x 2.67m) Window to side aspect, radiator, air conditioning, wardrobe.

SHOWER ROOM 6' x 5' 09" (1.83m x 1.75m) Window to side aspect, heated towel rail, shower cubicle, hand wash basin with mixer tap over, W/C.

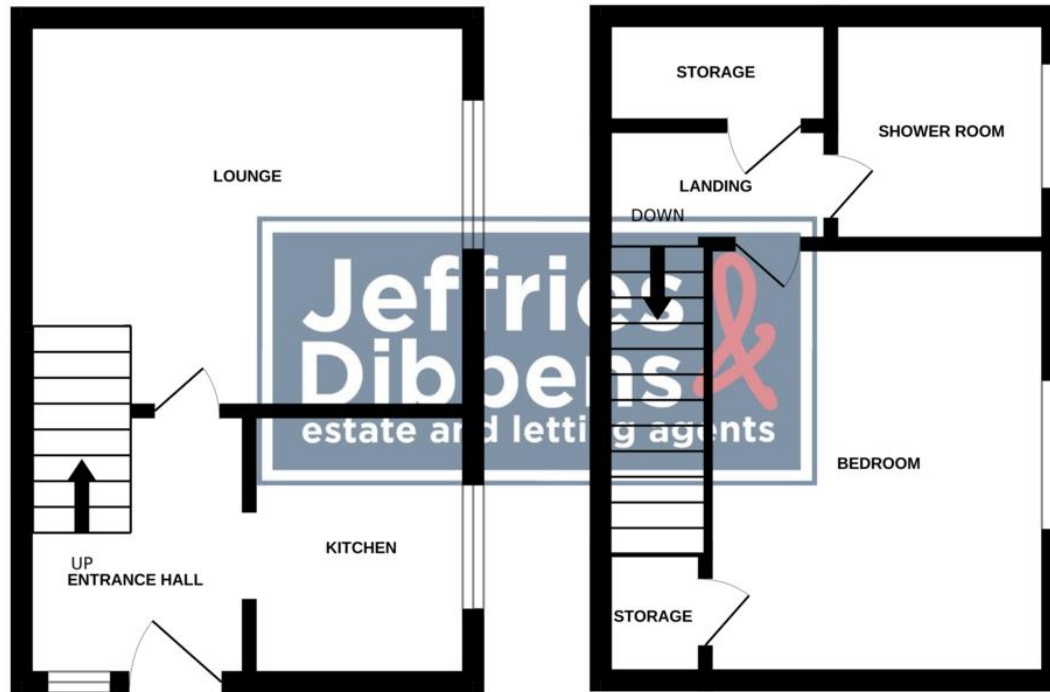
OUTSIDE Front - Gated front garden which is fully enclosed, beautifully maintained, mostly laid to lawn with various flower beds and shrubs

REAR GARDEN Gated rear garden, mostly laid to artificial lawn, storage shed.

PARKING Own driveway parking.

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 B

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 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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