

£270,000

Curlew Gardens

Waterlooville, PO8 9UD

PROPERTY SUMMARY

No forward chain! We are delighted to offer for sale this 4 bedroom end of terrace house situated in Cowplain. This impressive family property has a host of benefits and internal viewings are very strongly advised. With 4 good sized bedrooms, family bathroom, a large lounge that has been thoughtfully partitioned to create two versatile reception areas, fitted kitchen/breakfast room, downstairs W.C and rear garden. We feel that this would be an ideal first time or investment purchase so to avoid disappointment contact us today to arrange your viewing.





ENTRANCE HALL Three storage cupboards, W/C, radiator.

WC Window to front aspect, sink, toilet.

RECEPTION ROOM 10' 09" x 10' 06" (3.28m x 3.2m) Window to front aspect, radiator

KITCHEN 21' 08" x 9' 08" (6.6m x 2.95m) A range of wall and base units incorporating sink unit, window to front aspect, sliding door to rear aspect, space and plumbing for washing machine, space for oven and hob, space for fridge freezer. Radiator

REAR PORCH Radiator, door to rear garden, stairs leading to first floor, door leading to:

RECEPTION ROOM 10' 06" x 10' 06" (3.2m x 3.2m) Window to rear aspect, radiator.

LANDING Loft access, storage cupboard housing boiler.

BEDROOM 1 10' 11" x 12' 07" (3.33m x 3.84m) Window to rear aspect, radiator.

BEDROOM 2 12' 08" x 10' 08" (3.86m x 3.25m) Window to rear aspect, radiator.

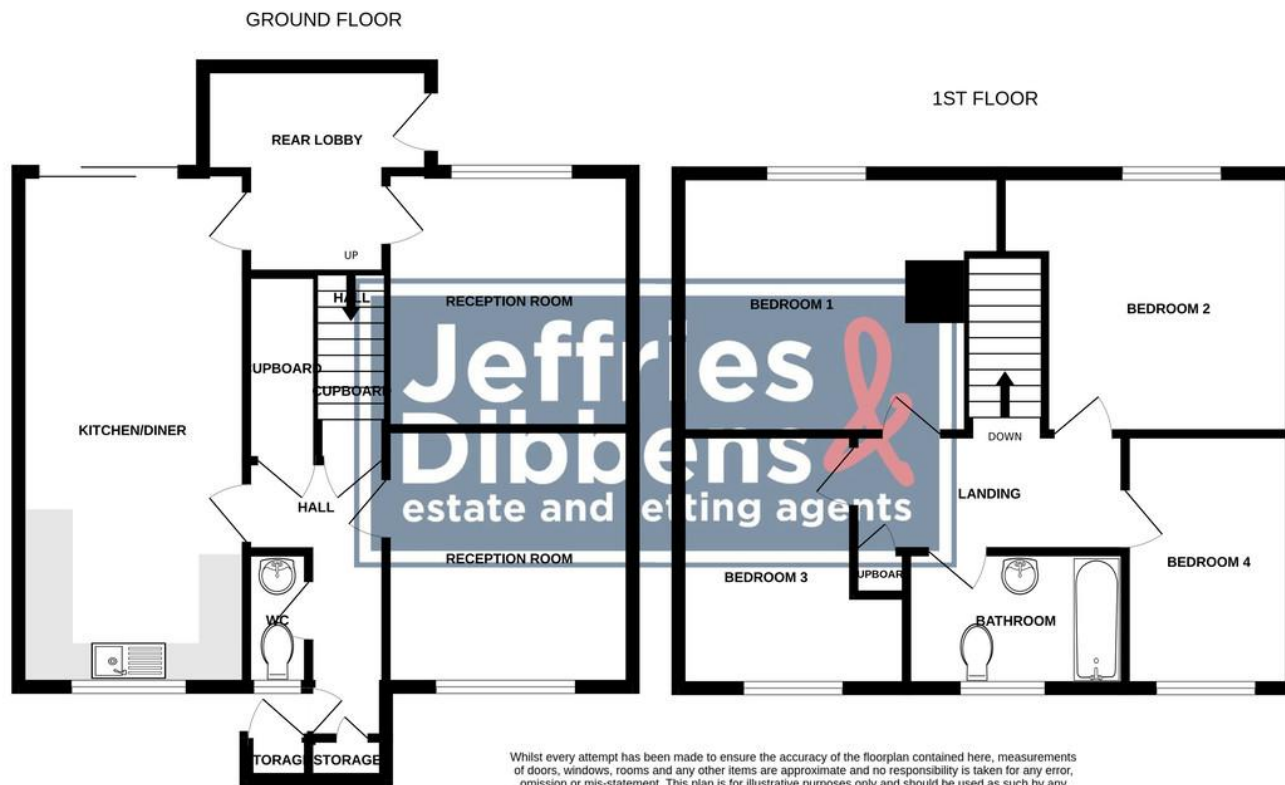
BEDROOM 3 10' 11" x 12' 07" (3.33m x 3.84m) Window to front aspect, radiator.

BEDROOM 4 10' 07" x 9' 07" (3.23m x 2.92m) Window to front aspect, radiator.

OUTSIDE

REAR GARDEN Mostly laid to patio, gated rear access.

FRONT GARDEN Area laid to lawn.



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

TENURE

Freehold

COUNCIL TAX BAND

Band

VIEWINGS

By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 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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