

£400,000
Warfield Crescent
Waterlooville, PO7 7JR

PROPERTY SUMMARY

Located within walking distance of Waterlooville town centre and offering huge potential to improve and extend further we are delighted to offer for sale this spacious 3/4 bedroom detached bungalow in Warfield Crescent. The property is offered for sale with no forward chain and internal viewings are strongly advised. The property boasts 3 good sized bedrooms and 3 reception rooms (one of which could be a 4th bedroom), fitted kitchen, utility room, 4 piece bathroom suite and an additional WC. Externally there is a large rear garden and a garage with driveway parking for multiple vehicles. There is a very large loft with high pitched roof allowing for additional rooms subject to PP. Early viewing is advised and can be arranged by contact us as sole agents.





ENTRANCE HALL Door to front aspect, further door to main hallway, radiator, storage cupboard, access to loft, doors to:

RECEPTION ROOM/BEDROOM 4 14' 7" x 12' 11" (4.44m x 3.94m) Bay window to front aspect, window to side aspect, radiator, electric fire.

BEDROOM 1 14' 7" x 11' 1" (4.44m x 3.38m) Bay window to front aspect, radiator.

BEDROOM 2 10' 11" x 8' 11" (3.33m x 2.72m) Window to side aspect, radiator.

BEDROOM 3 9' 2" x 8' (2.79m x 2.44m) Window to side aspect, radiator, airing cupboard.

RECEPTION ROOM 12' 11" x 10' 11" (3.94m x 3.33m) Radiator, electric fire, open to:

DINING ROOM 12' 5" x 12' 2" (3.78m x 3.71m) Windows to side and rear aspects, double doors to rear garden, door to inner hall, door to utility.

INNER HALL Window to rear, door to garage, door to:

WC Window to rear aspect, WC, hand wash basin.

KITCHEN 12' 11" x 8' 9" (3.94m x 2.67m) Twin windows to rear aspect, range of fitted cupboards, units and work surfaces with inset 1 1/2 bowl sink unit and mixer tap, integrated oven, hob and extractor, integrated dishwasher, space for fridge freezer.

UTILITY ROOM 15' 5" x 8' 1" (4.7m x 2.46m) Windows to side and rear aspects, work surface with cupboard under, plumbing for washing machine, space for appliances.

BATHROOM Window to side aspect, heated towel rail, corner bath, shower cubicle, WC, hand wash basin with vanity surround and cupboard under.

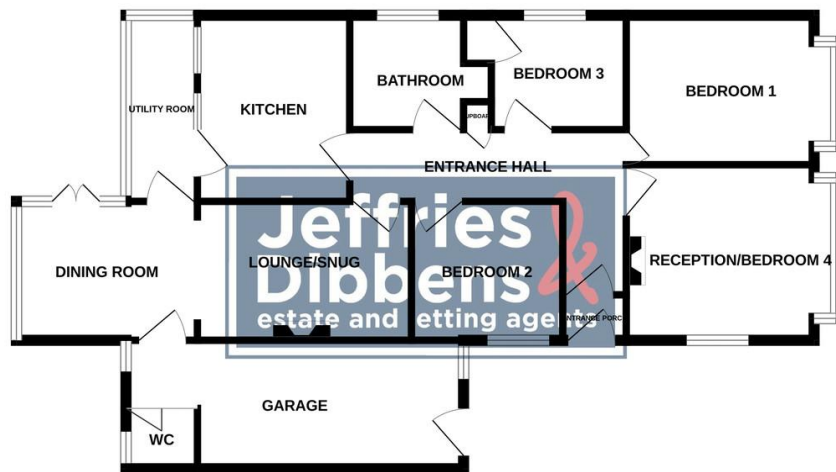
OUTSIDE Front - Mostly paved providing parking for several vehicles, gated side access to:

REAR GARDEN Large mature rear garden which is mostly laid to lawn, patio area, outside tap, light and power points, green house.

GARAGE Door and window to front, light and power.



GROUND 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 D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 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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