

£290,000

Holly Drive

Waterlooville, PO7 8HX

PROPERTY SUMMARY

Ideal first time or investment purchase! Tucked away in a quiet cul-de-sac of Holly Drive Waterlooville, we are delighted to offer for sale this 2 bedroom property. The property boasts 2 well proportioned first floor bedrooms, a bathroom suite, lounge and fitted kitchen. Externally there is off road leading to a garage and a well maintained rear garden. With early interest expected to avoid disappointment call us as sole agents today!





ENTRANCE HALL Radiator, electricals, door to storage cupboard, entrance to:

KITCHEN 7' 5" x 7' 5" (2.26m x 2.26m) Window to front aspect, range of units and cupboards and work surfaces, sink with taps and integral draining board, gas hob with hood above, eye level oven & grill, space & plumbing for washing machine, wall mounted combination boiler.

LOUNGE 15' 10" x 12' 8" (4.83m x 3.86m) Radiator, sliding doors to rear aspect leading into conservatory, door to under stairs storage, stairs to first floor:

CONSERVATORY 10' 11" x 9' 7" (3.33m x 2.92m) Radiator, windows surrounded with door to side aspect leading to garden.

FIRST FLOOR

LANDING Doors to all first floor rooms:

BEDROOM 1 12' 7" x 8' 4" (3.84m x 2.54m) Window to rear aspect, radiator.

BEDROOM 2 12' 8" x 7' 5" (3.86m x 2.26m) Window to front aspect, radiator, loft hatch, door to built in wardrobe.

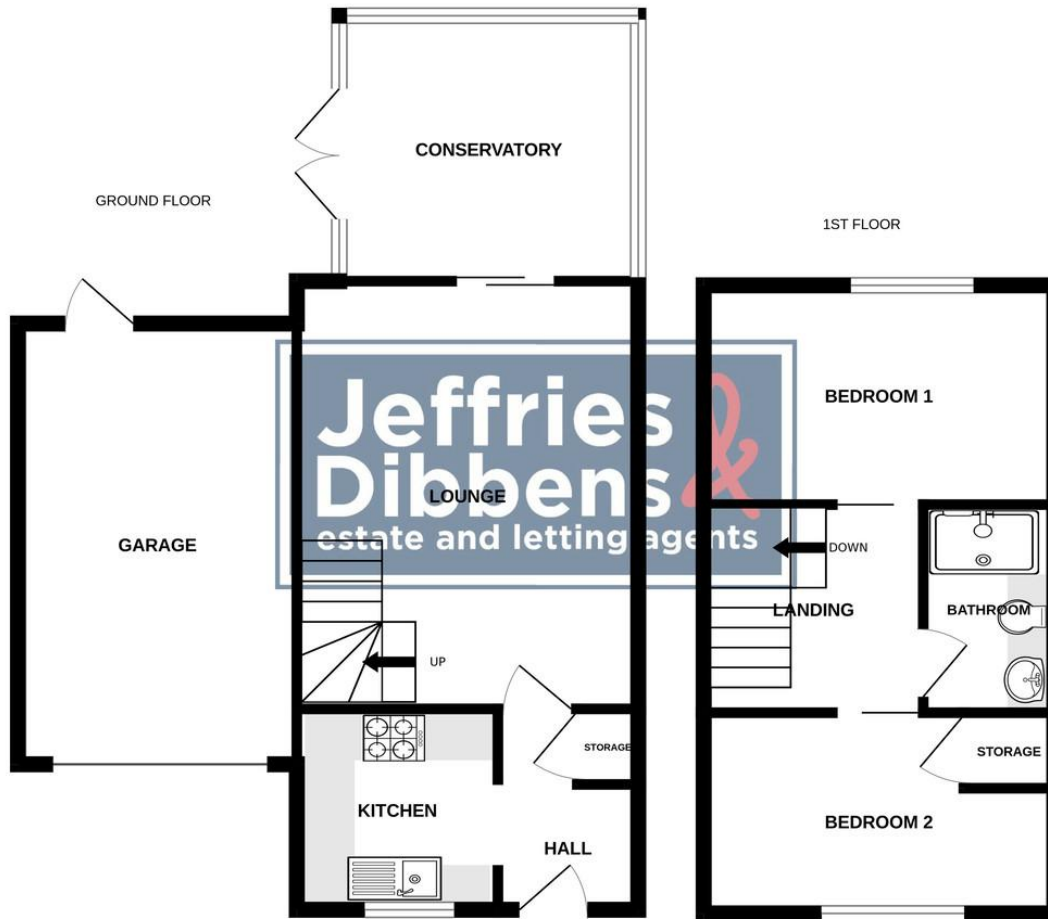
BATHROOM Heated towel rail, spot lighting, hand wash basin with mixer tap with cupboard under, panelled bath tub with double shower hose over, WC, part tiled surrounded, extractor fan.

OUTSIDE

FRONT Hard stand parking for at least 3 vehicles, gravel areas, patio leading to front, gate leading to rear garden.

GARAGE Up & over door, power, light, electricals, space for freezer, door to rear garden.

REAR GARDEN Gated side access leading to front, external power sockets, door leading into garage, patio area, decked area.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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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