



**£399,995**  
**Jubilee Road**  
Waterlooville, PO7 7RD

## PROPERTY SUMMARY

A detached, three bedroom, Victorian family home situated in a popular residential road within walking distance of Waterlooville town centre is available to purchase through Jeffries & Dibbens Estate Agents. This well presented property has a large number of benefits and internal viewings are very strongly advised. The property offers 3 first floor double bedrooms, a first floor bathroom suite, 2 reception rooms and an extended fitted kitchen/breakfast room and an additional WC. Externally, the impressive, substantial rear garden boasts a patio, large lawn with mature shrubs and fruit trees. There is off road parking to the side of the property for at least three cars. Jubilee Park is just a short distance away and early interest is expected. To avoid disappointment book your viewing today!

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**ENTRANCE HALL** Tiled flooring, radiator, cupboard housing electric meters, stairs to first floor, doors to:

**LOUNGE** 13' 2" x 12' 0" (4.01m x 3.66m) Bay window to front aspect, radiator, open brick fire place.

**DINING ROOM** 13' 2" x 12' 3" (4.01m x 3.73m) Window to side aspect, radiator, doors to:

**WC** Low level WC, hand wash basin.

**KITCHEN/BREAKFAST ROOM** 23' 4" x 15' 10" (7.11m x 4.83m) 2 x windows to side & rear aspect, double doors to rear aspect leading to the garden, radiator, part tiled surround, range of wall & base units with work surfaces over, integral eye level oven & grill, gas hob with extractor over, 1 & 1/2 bowl inset sink with drainer, space & plumbing for dishwasher and washing machine, space for tumble dryer.

#### **FIRST FLOOR**

**LANDING** Window to side aspect, spot lights, access to loft, radiator, doors to all first floor rooms:

**BEDROOM 1** 13' 2" x 12' 0" (4.01m x 3.66m) Window to front aspect, radiator, fireplace with wood surround.

**BEDROOM 2** 12' 3" x 9' 11" (3.73m x 3.02m) Window to side aspect, radiator, built in storage cupboards housing boiler, built in wardrobes.

**BEDROOM 3** 8' 10" x 8' 8" (2.69m x 2.64m) Window to rear aspect, radiator.

**BATHROOM** Window to side aspect, radiator, part tiled, panelled corner bath with shower over, vanity unit with hand wash basin with mixer tap and cupboard under & WC.

#### **OUTSIDE**

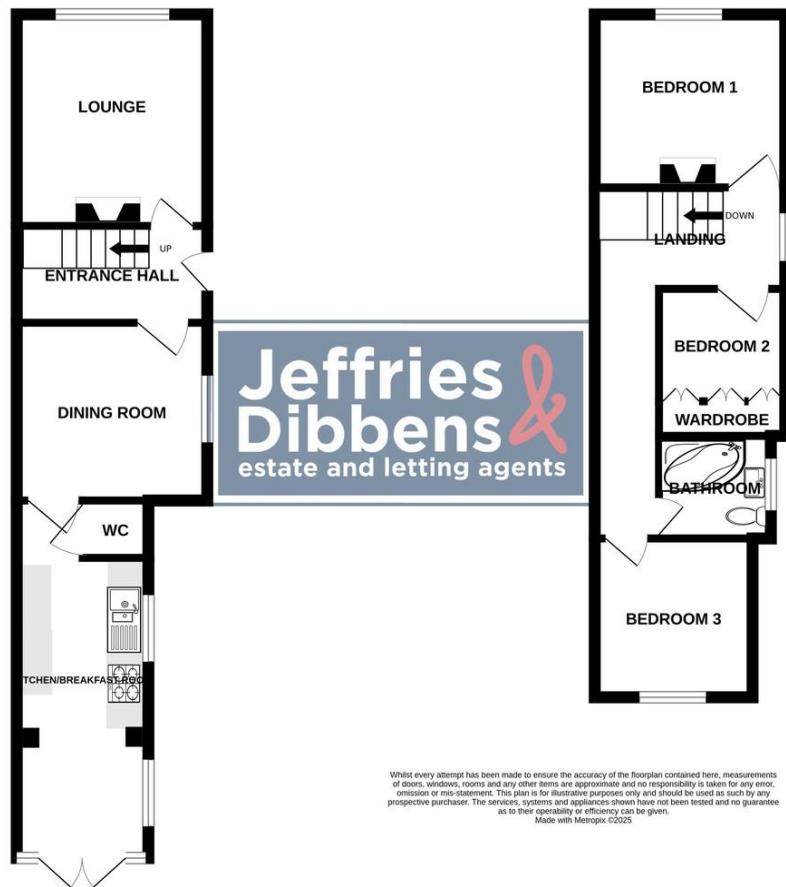
**FRONT** Shingled private driveway for at least 3 vehicles to side of property, lawned area with shrubs & plants, entrance to the rear garden.

**REAR GARDEN** Large rear garden which is mostly laid to lawn area with mature trees, shrubs, plants, flowers and raised borders, large shed, patio area to adjacent of the property with outside tap.



GROUND FLOOR

1ST FLOOR

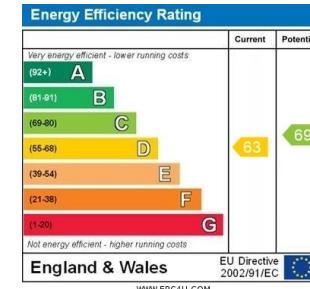


**LOCAL AUTHORITY**  
Havant Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band D

**VIEWINGS**  
By prior appointment only



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.



**OFFICE ADDRESS**  
226 London Road, Waterlooville,  
Hampshire, PO7 7HP

**CONTACT**  
023 9223 1100  
waterlooville@jeffries.co.uk  
www.jdea.co.uk