



**Down View Way, Clanfield, Waterlooville PO8 0FQ**

**welcome to**

## **Down View Way, Clanfield Waterlooville**

Well-presented two-bed terrace in sought-after Clanfield with open-plan living, modern kitchen, ensuite master, low-maintenance garden with office cabin, and allocated parking. Ideal for first-time buyers.

### **Entrance Hall**

Storage cupboard. Doorway to kitchen, door to cloakroom.

### **Kitchen**

Double glazed window to front aspect with shutters. Range of wall and base cupboards and drawers with work surface over, incorporating sink unit with mixer tap over. Built-in low level oven with gas hob and extractor hood over.

### **Cloakroom**

Low level WC and wash hand basin.

### **Lounge / Diner**

Double glazed French doors leading to rear garden. Carpet flooring, radiator, stairs leading to first floor.

### **First Floor Landing**

Doors to:

### **Bedroom One**

Double glazed windows with fitted blinds to rear aspect. Carpet flooring, radiator. Door to en-suite shower room.

### **En-Suite**

Shower cubicle, low level WC and wash hand basin.

### **Bedroom Two**

Double glazed window to front aspect with fitted shutters. Carpet flooring, radiator.

### **Bathroom**

Panel enclosed bath with shower over, low level WC and wash hand basin.

### **Outside**

#### **Front**

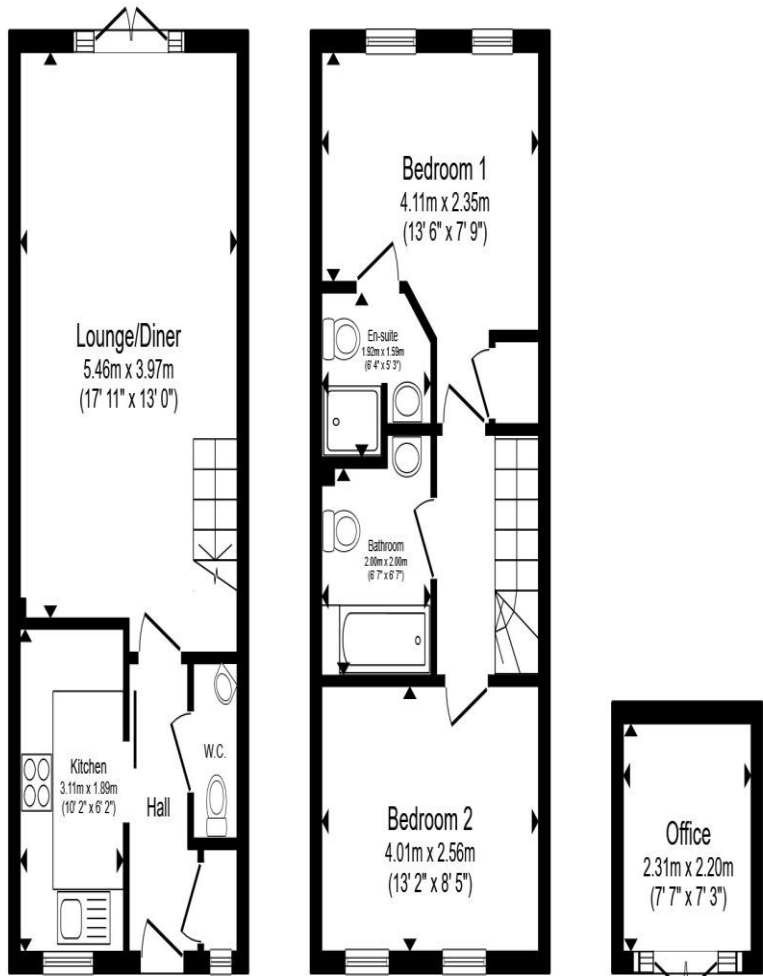
Off road parking space.

#### **Rear Garden**

Laid to patio and lawn with pathway to rear pedestrian gate. Enclosed by panel fencing.

#### **Office / Summer House**

Situated in the rear garden and currently being used as an office with double glazed French doors. Laminate flooring, power and light.



**Ground Floor**

**First Floor**

**Outbuilding**

Total floor area 74.0 m<sup>2</sup> (796 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to

Down View Way,

Clanfield Waterlooville

- Two Bedroom Modern House
- Separate Garden Office
- Immaculately Presented
- Low-Maintenance Rear Garden
- Driveway Parking

Tenure: Freehold EPC Rating: B

Council Tax Band: C

**£325,000**



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fox & sons



**023 9226 2447**



Waterlooville@fox-and-sons.co.uk



81B London Road, WATERLOOVILLE,  
Hampshire, PO7 7ES



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