



£335,000

Elgar Walk

Waterlooville, PO7 5UT

PROPERTY SUMMARY

Located within walking distance of several very popular local schools we are delighted to offer for sale this extended 3 bedroom end terrace property in Elgar Way. This impressive family home is an ideal first time purchase and internal viewings are very strongly advised. The property boasts 3 well proportioned first floor bedrooms, a bathroom suite, kitchen/breakfast, dining room, lounge and downstairs W.C/ utility room. Externally there is rear garden with outbuilding which could be used as an office/workshop and driveway providing off road parking to the front. Several schools, parks and green spaces are close at hand, early interest is expected and viewings can be arranged by contacting us as sole agents today!





PORCH Window to front aspect, storage, door to:

ENTRANCE HALL Radiator, under stairs storage, stairs to first floor, storage cupboard, doors to:

WC/UTILITY ROOM Window to front aspect, wash hand basin, a range of wall and base units, space and plumbing for washing machine and tumble dryer. W.C.

KITCHEN/BREAKFAST ROOM 21' 6" x 10' 4" (6.55m x 3.15m) Window to front aspect, radiator, a range of wall and base units incorporating sink unit, space for range cooker with extractor fan over, space and plumbing for dish washer, space for fridge/freezer, breakfast bar, door to:

DINING ROOM 12' 10" x 8' 7" (3.91m x 2.62m) Radiator, opening to:

LOUNGE 20' 4" x 11' 8" (6.2m x 3.56m) Window to rear aspect, radiator, feature fire place, doors to rear garden.

LANDING Airing cupboard access to loft, doors to:

BEDROOM 1 13' 85" x 10' 3" (6.12m x 3.12m) Window to rear aspect, radiator.

BEDROOM 2 10' 11" x 8' 10" (3.33m x 2.69m) Window to rear aspect, radiator.

BEDROOM 3 10' 5" x 7' 6" (3.18m x 2.29m) Window to front aspect, radiator.

BATHROOM Window to front aspect, radiator, panelled bath, WC, hand wash basin.

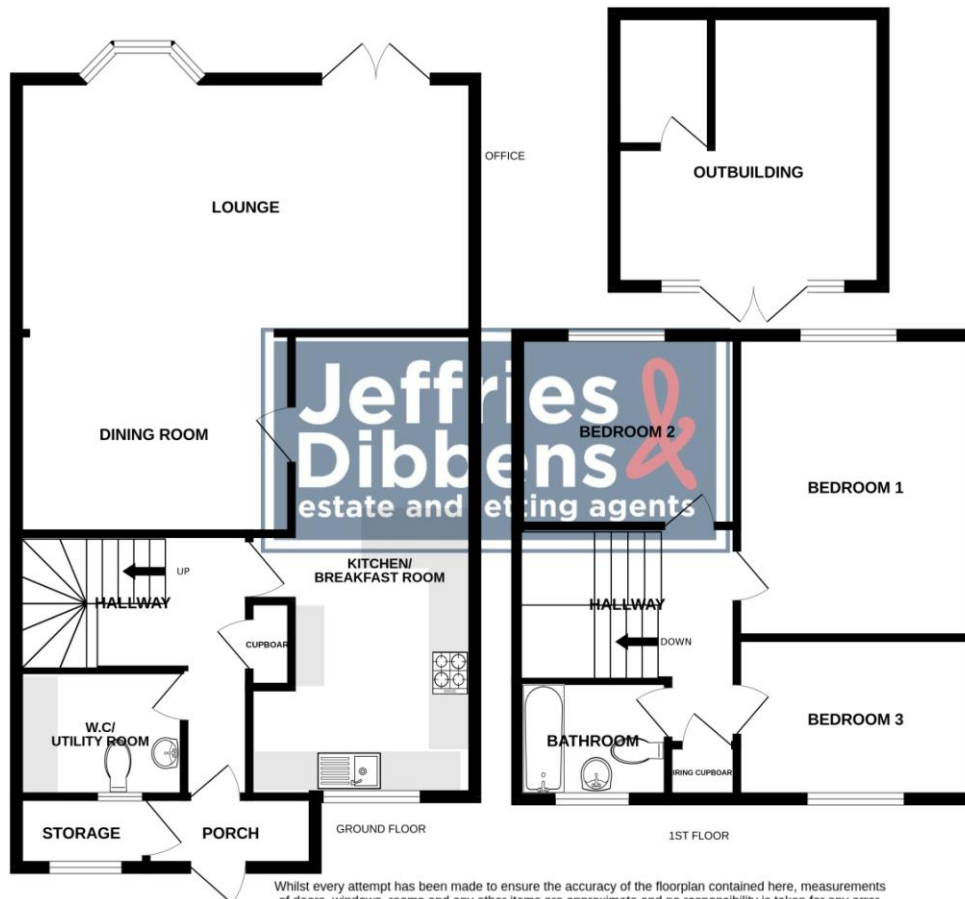
OUTSIDE

REAR GARDEN Patio area, decking area, gated rear access, gazebo, outside light and power, outbuilding.

OUTBUILDING 12' 5" x 12' 4" size without storage (3.78m x 3.76m) Power and light.

FRONT GARDEN Block paved driveway providing off road parking, outside light.





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 C

VIEWINGS
 By prior appointment only

EPC TO FOLLOW

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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