



**£325,000**  
**Morelands Court**  
Waterlooville, PO7 5PP

## PROPERTY SUMMARY

We are pleased to present to the market this three bedroom property situated in the quiet cul de sac location of Morelands Court, Purbrook. This extended property boasts an open plan kitchen/diner, spacious lounge, family room, three well proportioned bedrooms and a modern fitted four piece bathroom suite. Other benefits include off road parking, garage and a private garden with summer house. An additional attraction are the proximity to popular local schools and transport links. Contact us as sole agents today to arrange your viewing as early interest is expected.





**PORCH** Radiator, door leading to:

**LOUNGE** 17' 2" x 14' 5" (5.23m x 4.39m) Window to front aspect, stairs leading to first floor landing, radiator, opening to:

**FAMILY ROOM** 9' 1" x 8' 11" (2.77m x 2.72m) Radiator, archway through to kitchen, door leading to:

**KITCHEN/DINER** 18' 0" Max x 14' 4" Max (5.49m x 4.37m) Window to rear aspect, radiator, door leading to rear garden, range of fitted wall and base units, work surfaces, 1 1/2 bowl sink and drainer unit, space for cooker and fridge/freezer, plumbing for washing machine.

**LANDING** Cupboard with sliding doors housing boiler, door leading to:

**BEDROOM 1** 11' 8 1/2" x 8' 7" (5.51m x 2.62m) Window to front aspect, radiator, built in storage cupboard.

**BEDROOM 2** 10' 7" x 9' 2" (3.23m x 2.79m) Window to rear aspect, radiator.

**BEDROOM 3** 8' 9" x 8' 4" (2.67m x 2.54m) Window to front aspect, radiator.

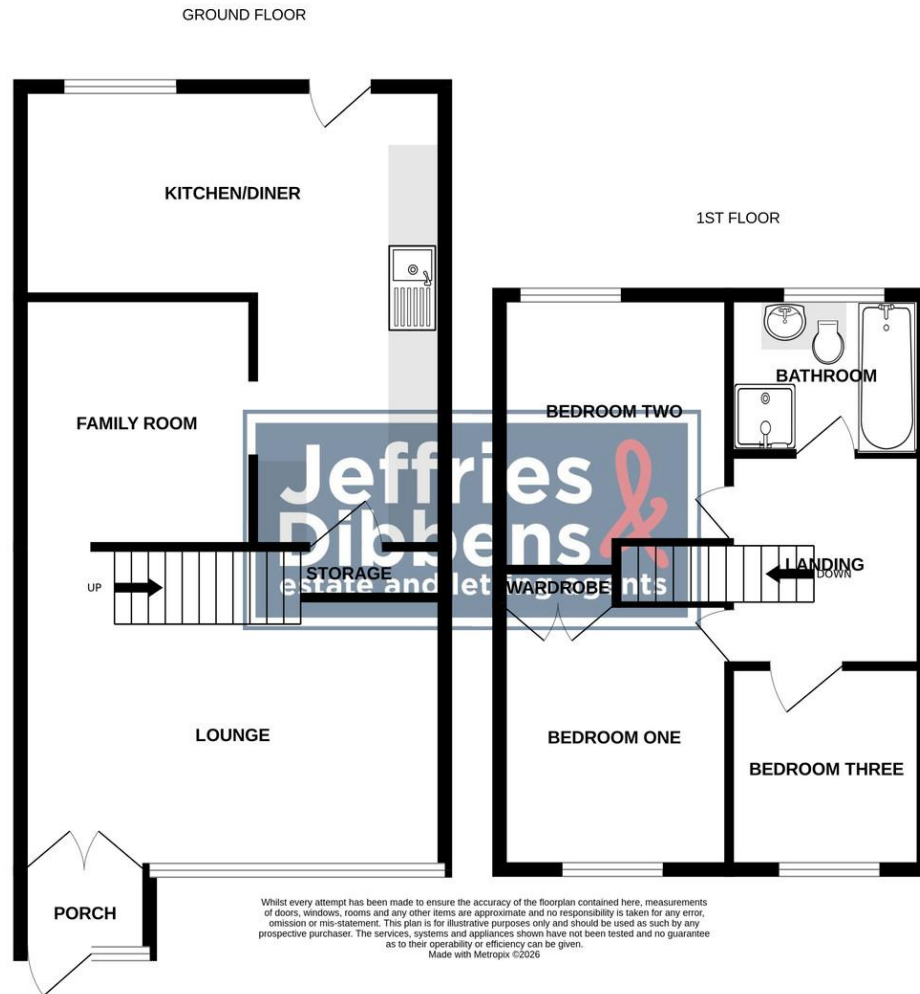
## **OUTSIDE**

**REAR GARDEN** Artificial grass, log cabin with power and lighting.

**FRONT GARDEN** Block paved driveway providing off road parking.

**GARAGE** Up and over garage door.





**LOCAL AUTHORITY**  
Havant Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	86 B
55-68	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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