





Wincanton Way, Waterlooville PO7 8NJ

fox & sons

welcome to

Wincanton Way, Waterlooville

Well-presented one-bedroom freehold cluster house in the popular Tempest location, benefiting from a conservatory, private patio garden and allocated parking, conveniently located close to local amenities, transport links and the A3. Ideal for first-time buyers, investors and young professionals.

Lounge
Double glazed doors to conservatory. Laminate floor, radiator, two storage cupboards, electric fireplace.

Kitchen
Double glazed window to front aspect. Range of wall and base units with work surface over incorporating sink unit. Space for washing machine, tumble dryer, freestanding oven and fridge/freezer.

Conservatory
Double glazed doors and windows to rear aspect. Laminate flooring, radiator.

First Floor Landing
Built-in storage.

Bedroom One
Double glazed windows to front and side aspects. Carpet flooring, radiator, built-in wardrobe.

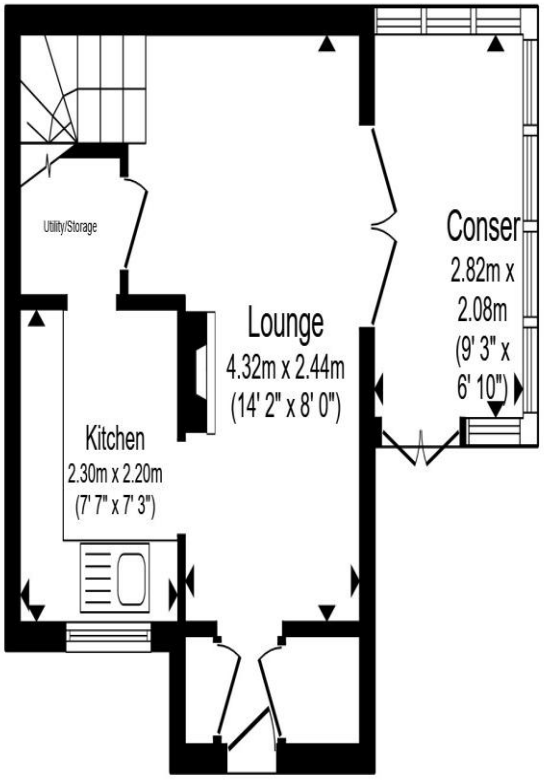
Bathroom
Panel enclosed bath with shower attachment over, pedestal wash hand basin, low level WC. Radiator, vinyl flooring, tiled walls.

Outside

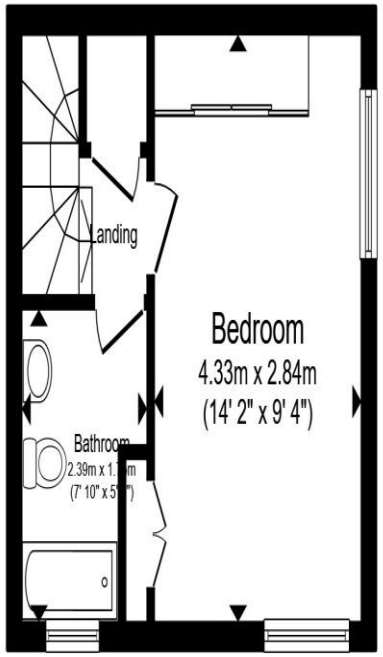
Front Garden
Pebbles and shrubs with path to front door. Gate to garden.

Rear Garden
Pedestrian access rear and car park. Patio with shrub border.

Agents Note:
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor

Total floor area 49.6 m² (534 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

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Wincanton Way, Waterlooville

- One Bed Cluster House
- Sought After Tempest Avenue Location
- Conservatory
- Private Patio Garden
- Allocated Parking

Tenure: Freehold EPC Rating: D
Council Tax Band: B



£210,000

view this property online fox-and-sons.co.uk/Property/WLV109777

The Property Ombudsman

Property Ref:
WLV109777 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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