



Dogwood Dell, Waterlooville PO7 8DB

fox & sons

welcome to

Dogwood Dell, Waterlooville

Well-presented three bed mid-terrace with open-plan kitchen/diner, living room, downstairs WC, family bathroom, patio garden, and street parking. Close to schools, transport, and amenities. No forward chain - ideal for first-time buyers or families

Entrance Hall

Via UPVC door. Laminate flooring, radiator, storage cupboard. Stairs leading to first floor. Door to cloakroom and through to kitchen.

Cloakroom

Double glazed window to front aspect. Low level WC, wash hand basin, radiator.

Living Room

Double glazed window to front aspect. Single glazed window and door through to dining room. Fireplace with electric fire, radiator.

Dining Area

Double glazed doors leading to rear garden. Storage cupboard, vinyl flooring, radiator. Through to kitchen.

Kitchen

Double glazed window to rear aspect. Space for range style cooker with extractor hood over, fridge/freezer and washing machine. Built-in dishwasher. Wood laminate flooring,

First Floor Landing

Access to loft space, storage cupboard, carpet flooring. Doors to:

Bedroom One

Double glazed window to front aspect. Laminate flooring, radiator. Built-in wardrobe with mirror sliding doors.

Bedroom Two

Double glazed window to rear aspect. Laminate flooring, radiator.

Bedroom Three

Double glazed window to front aspect. Laminate flooring, radiator.

Bathroom

Double glazed window to rear aspect. Panel enclosed P-shaped bath with shower over, low level WC and wash hand basin set in vanity unit. Radiator, tiled walls.

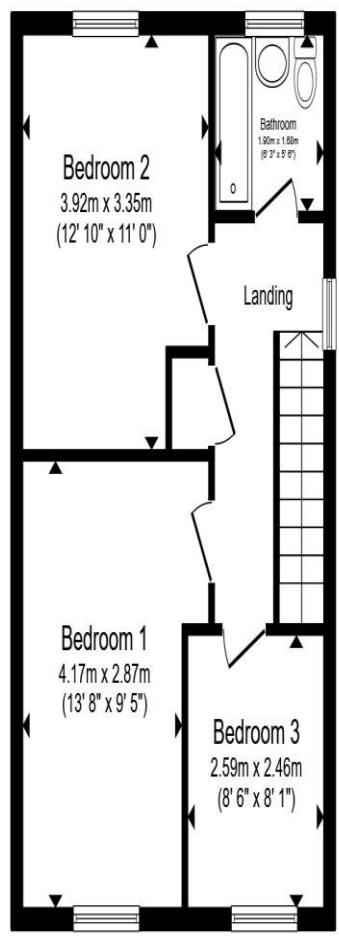
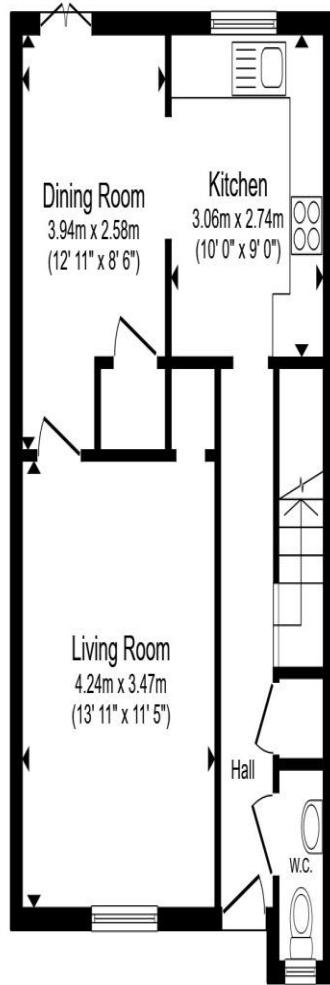
Outside

Front

Shingled front garden with pathway leading to front door.

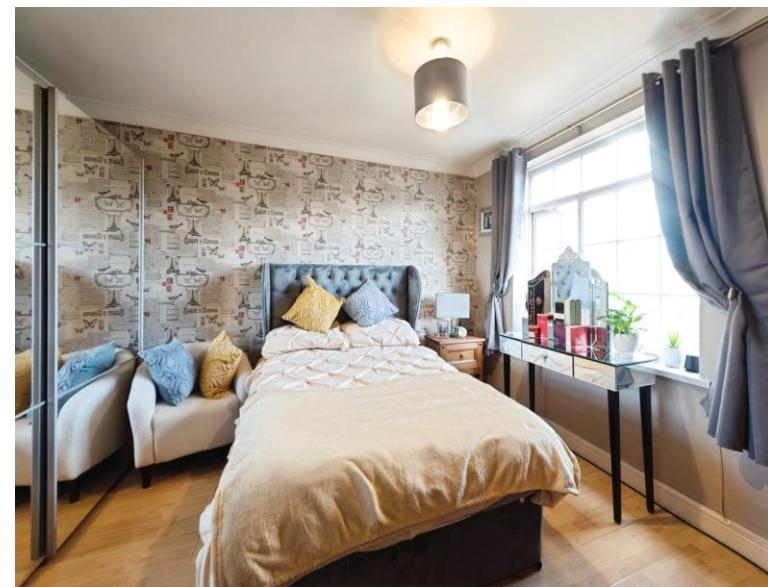
Rear Garden

Slabbed patio area providing seating area. Flower beds.



Total floor area 90.2 m² (970 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



welcome to
**Dogwood Dell,
Waterlooville**

- NO FORWARD CHAIN!!
- Three Bedrooms
- Open Plan Kitchen / Diner
- Downstairs WC
- Patio Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of
£260,000



view this property online fox-and-sons.co.uk/Property/WLV109503



Property Ref:
WLV109503 - 0003

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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



023 9226 2447



Waterlooville@fox-and-sons.co.uk



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



fox-and-sons.co.uk