



**£259,995**

**Sorrel Close**

Waterlooville, PO7 8PF

## PROPERTY SUMMARY

Offered for sale with no forward chain we are delighted to offer for sale this 3 bedroom property in Sorrel Close, Waterlooville. The property has a large number of benefits including 3 well proportioned first floor bedrooms, fitted kitchen, bathroom suite, 2 reception rooms, an additional WC and externally there is a large rear garden. We believe this property to be an ideal first time purchase and internal viewings are strongly advised and early interest is expected so to avoid disappointment contact us as sole agents today!





**ENTRANCE PORCH** Door to front, door to:

**ENTRANCE HALL** Radiator, large storage cupboard, stairs to first floor, door to:

**WC** Window to front aspect, WC, hand wash basin.

**LOUNGE** 13' 10" x 10' 2" (4.22m x 3.1m) Window to front aspect, radiator.

**KITCHEN** 9' 9" x 8' 9" (2.97m x 2.67m) Window and door to rear aspect, range of fitted cupboards, units and work surfaces with inset sink unit and mixer tap, plumbing for washing machine and dishwasher, space for oven with extractor over, open to:

**DINING ROOM** 9' 9" x 8' 5" (2.97m x 2.57m) Window to rear aspect, radiator, storage cupboard.

**LANDING** Access to loft, storage cupboard, over stair storage cupboard, doors to:

**BEDROOM 1** 13' 9" x 11' 2" Max (4.19m x 3.4m) Window to front aspect, radiator.

**BEDROOM 2** 12' 8" Max x 10' 10" (3.86m x 3.3m) Window to front aspect, radiator.

**BEDROOM 3** 8' 5" x 7' 11" (2.57m x 2.41m) Window to front aspect, radiator.

**BATHROOM** Window to rear aspect, radiator, panelled bath with shower head, hand wash basin, WC.

## **OUTSIDE**

**FRONT GARDEN** Lawned area.

**REAR GARDEN** Large area laid to lawn, decked area, shed, gated rear access, rear access, outside tap.



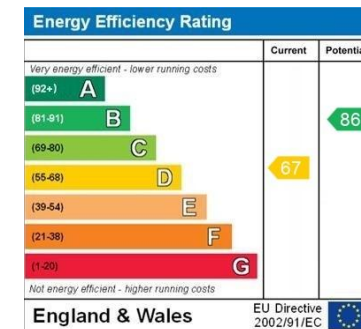
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 B

**VIEWINGS**  
By prior appointment only



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



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