



£285,000
Honey Suckle Court
Waterlooville, PO7 8DR

PROPERTY SUMMARY

Jeffries & Dibbens Estate Agents are delighted to offer for sale this spacious 3 bedroom family property situated in Honey Suckle Court, Waterlooville. The property has a large number of benefits including a modern fitted family bathroom, fitted kitchen, downstairs W.C and 3 well proportioned bedrooms on the first floor. Externally there is a well presented rear garden with grass, patio and workshop. Local schools and recreation spaces are just a short distance away. To arrange your viewing contact us as sole agents today!.





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

WC Window to front aspect, wash hand basin, W.C, radiator.

LOUNGE/DINER 26' 5" x 11' 4" (8.05m x 3.45m) Window to front aspect with double doors leading to rear garden, 2 x radiators, fire place, opening to:

KITCHEN 9' 7" x 8' 7" (2.92m x 2.62m) Window to rear aspect, a range of wall and base units incorporating sink unit and mixer tap, space and plumbing for a range of appliances, integrated washing machine, open to:

REAR PORCH Door to rear aspect, storage cupboard housing boiler, access to rear garden.

LANDING Access to loft, access to all first floor rooms, 2 x storage cupboards.

BEDROOM ONE 13' 5" x 9' 4" (4.09m x 2.84m) Window to front aspect, radiator.

BEDROOM TWO 11' 0" x 9' 5" (3.35m x 2.87m) Window to rear aspect, built in wardrobes, radiator.

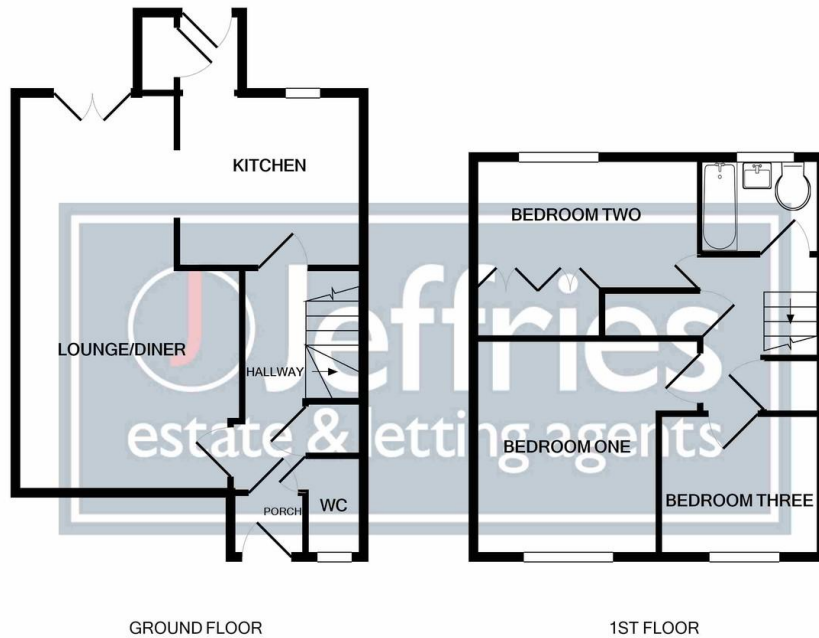
BEDROOM THREE 8' 4" x 8' 0" (2.54m x 2.44m) Window to front aspect, radiator.

BATHROOM Window to rear aspect, heated towel rail, modern fitted bathroom comprising of bath with shower over, wash hand basin, W.C, full tiled.

OUTSIDE

FRONT GARDEN Fully enclosed front garden, laid to lawn with patio area and path to entrance.

REAR GARDEN Fully enclosed rear garden with rear pedestrian access, mainly laid to lawn with patio area, shed/workshop with power to remain.



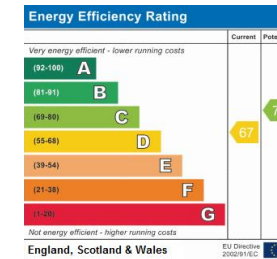
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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

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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