

£295,000

Crystal Way

Waterlooville, PO7 8NB

PROPERTY SUMMARY

Tucked away in a quiet cul-de-sac in the popular Tempest area of Waterlooville we are thrilled to present to the market this superb 2 bedroom end of terrace house in Crystal Way. We believe this extended property is an ideal first purchase and internal viewings are very strongly advised. The property boasts 2 double first floor bedrooms with built in wardrobes, stunning modern bathroom suite, lounge, fitted kitchen and dining room. Externally there is a pleasant rear garden, gardens to the front and side plus allocated parking with visitor parking available also. This is a beautifully presented property and early interest is expected.

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1 
2 





ENTRANCE HALL Radiator, stairs to first floor, door to:

LOUNGE 15' 6" x 9' 10" (4.72m x 3m) Bay window to front, radiator, electric fire, storage cupboard, door to:

KITCHEN 13' 1" x 8' 5" (3.99m x 2.57m) Window to rear, work surfaces incorporating sink unit, range of wall and base units with gas and electric cooker point, space to fridge freezer, space and plumbing for washing machine and dishwasher, wall mounted boiler. Opening to:

DINING ROOM 13' 06" x 8' 08" (4.11m x 2.64m) Double doors to rear garden, windows to side and rear aspects, radiator.

FIRST FLOOR Access to loft, storage cupboard, doors to all first floor rooms.

BEDROOM 1 13' 1" x 10' 10 max" (3.99m x 3.3m) Window to front, radiator, built in wardrobes.

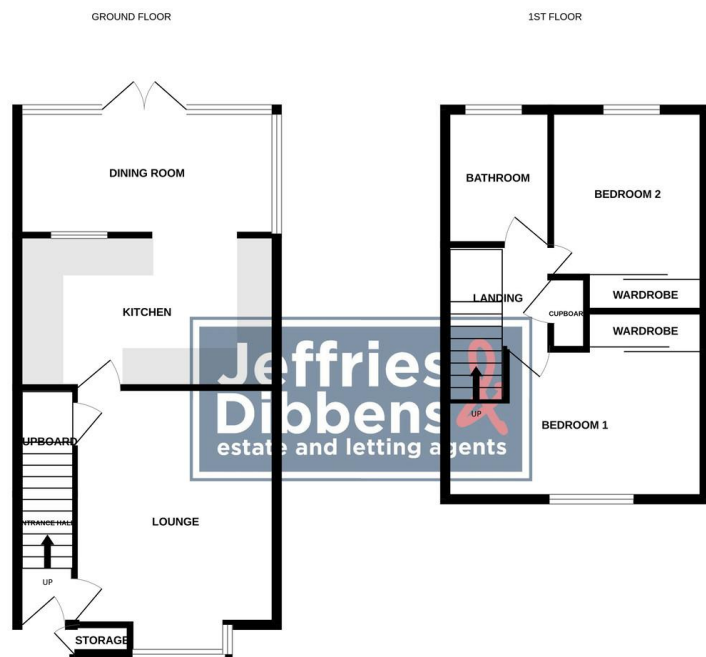
BEDROOM 2 13 max' x 7' 1" (3.96m x 2.16m) Window to rear aspect, radiator, built in wardrobes.

BATHROOM Window to rear aspect, panelled bath with shower over, WC & hand wash basin with extensive vanity surround and cupboards under, majority tiled.

OUTSIDE Front - Lawned gardens to both front and side, storage cupboard housing tap.

REAR GARDEN Beautiful rear garden which is mostly lawned, patio area, shed, raised decked area, side pedestrian access.

PARKING Allocated parking and visitor parking.



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 misstatement. This plan is for guidance purposes only and should not 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.
Made with Metropix 12/2021

LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

EPC to follow

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.

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