



£275,000
James Copse Road
Lovedean, PO8 9RP

PROPERTY SUMMARY

No forward chain! Ideal first time or investment purchase! We are pleased to present to the market this very well maintained property situated in the cul de sac location of James Copse Road, Lovedean. The property boasts open plan living with a modern kitchen and conservatory as well as two double bedrooms and a modern fitted bathroom. Other benefits include ample off road parking and a garage in a block. Early interest is expected so contact us as sole agents today.





ENTRANCE HALL Stairs to first floor, door to:

LOUNGE/DINER 19' 8" x 12' 8" (5.99m x 3.86m) Window to front aspect, double doors to conservatory, 2 radiators, under stair cupboard, opening to:

KITCHEN 8' 10" x 8' 5" (2.69m x 2.57m) Window to rear aspect, range of cupboards, units and work surfaces, 1 1/2 bowl sink unit, built in oven, hob and extractor, space for fridge and freezer.

CONSERVATORY 14' 1" x 8' 0" (4.29m x 2.44m) Windows and double doors to rear garden, plumbing for washing machine, space for tumble dryer with work surface over.

FIRST FLOOR Landing, access to loft, doors to:

BEDROOM 1 15' 11 Max" x 9' 8" (4.85m x 2.95m) Two windows to front aspect, radiator.

BEDROOM 2 11' 0" x 9' 10" (3.35m x 3m) Window to rear aspect, radiator, mirror fronted cupboard housing boiler.

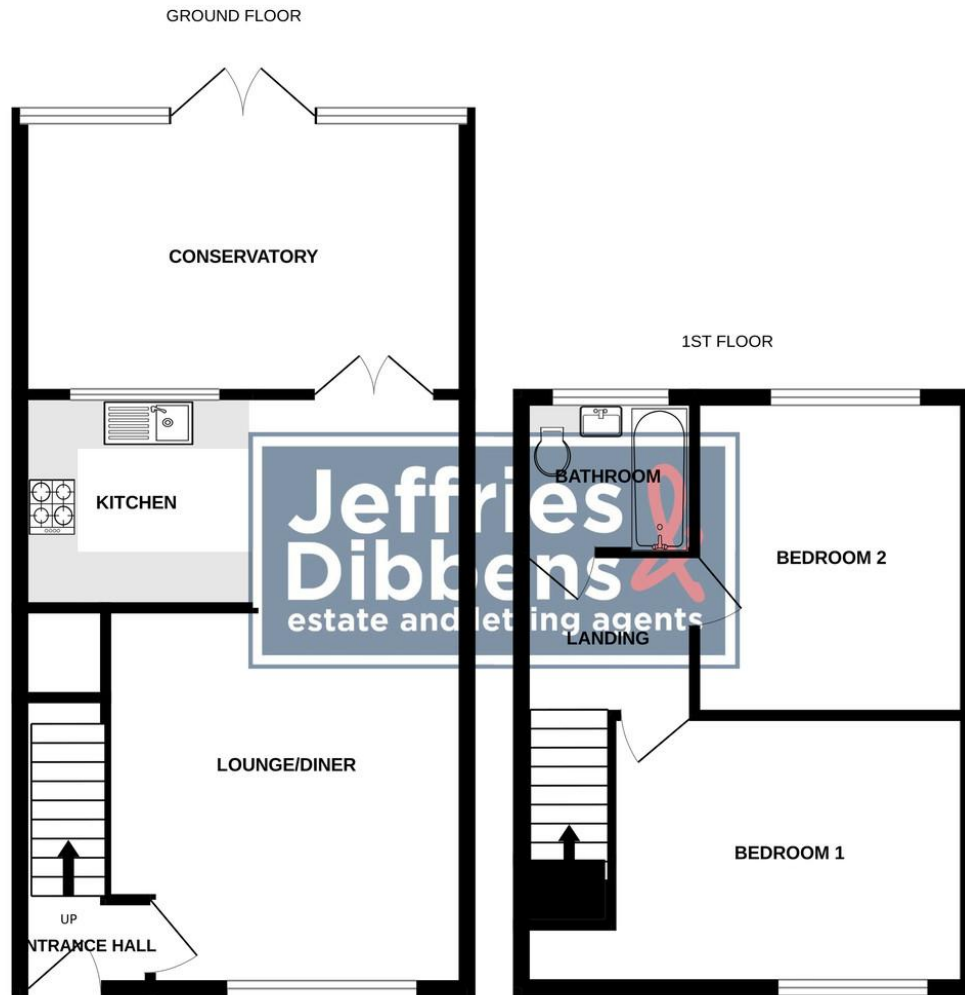
BATHROOM Window to rear aspect, panel enclosed bath with shower over, wash hand basin and WC

OUTSIDE

REAR GARDEN Artificial lawn, gated pedestrian access, outside tap.

FRONT GARDEN Shingle drive providing off road parking for several vehicles.

GARAGE Up and over door and additional parking to the side.



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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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