

£200,000

Cardinal Drive

Waterlooville, PO7 8LZ

PROPERTY SUMMARY

No Forward Chain! We are delighted to offer for sale this 1 bedroom house in Cardinal Drive, Waterloooville. The accommodation comprises of lounge, fitted kitchen, shower room and a first floor double bedroom. Externally there is a separate garden and allocated parking. In our opinion this property is an ideal first or investment purchase. To arrange your viewing and avoid disappointment contact us as sole agents today!





ENTRANCE HALL Window to front aspect, storage heater, stairs to first floor, opening to:

KITCHEN 7' 2" x 5' 10" (2.18m x 1.78m) Window to side aspect, a range of wall and base units with work surfaces over, space for fridge/freezer, space and plumbing for dishwasher/washing machine, space for electric oven.

LOUNGE 11' 11" x 10' 4" (3.63m x 3.15m) Window to side aspect, under stairs storage cupboard.

LANDING Access to loft, storage cupboard, doors to:

BEDROOM 11' 7" x 8' 9" (3.53m x 2.67m) Window to side aspect, wardrobe, storage cupboard.

BATHROOM Window to side aspect, panelled bath, wash hand basin, W.C.

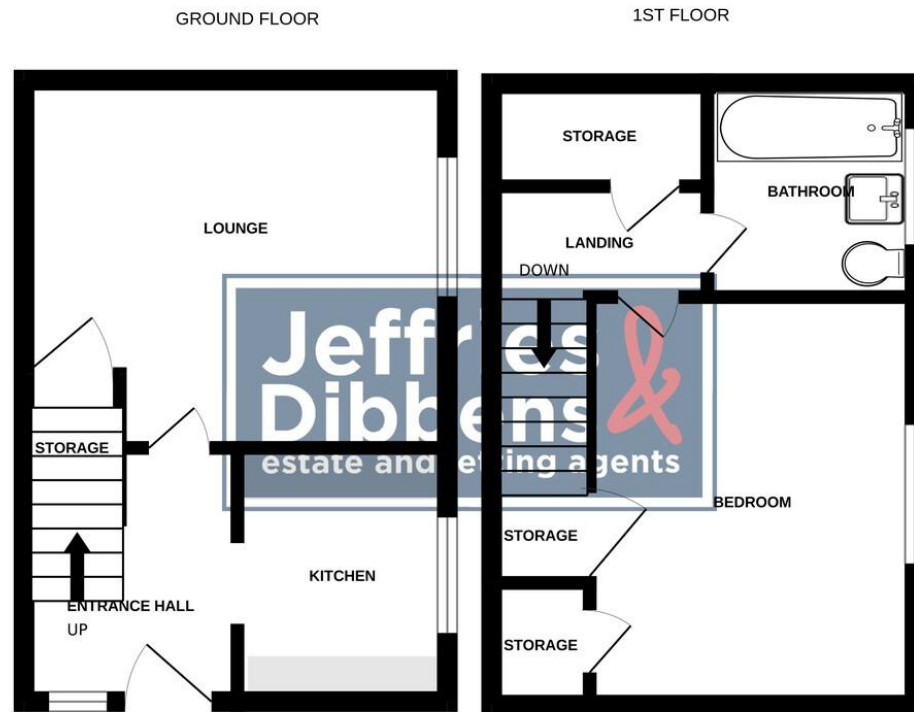
OUTSIDE

FRONT GARDEN Area laid to lawn.

GARDEN Area laid to lawn, gated access, patio area, shed.

PARKING Allocated 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 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

TENURE

Freehold

COUNCIL TAX BAND

Band

VIEWINGS

By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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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estate and letting agents

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