

Offers in Excess of £270,000

Stone Road

Lovedean, PO8 9FL

PROPERTY SUMMARY

We are delighted to offer this modern end-terrace home property built in 2022, located in a quiet and popular residential estate in Waterlooville with more than 6 years of NHBC warranty. The property benefits from two allocated off-road parking spaces directly in front of the property and a lovely garden making it ideal for first-time buyers or investment purchase. The property accommodations comprises of a spacious light and airy lounge/diner with French doors providing access to the garden, with a large under-stairs storage cupboard, to the front of the property is a modern fitted kitchen all integrated appliances and a downstairs WC with wash. To the first floor the property offers two well-proportioned double bedrooms, both benefitting from built in wardrobes, with additional storage cupboard in the second bedroom and modern fully fitted bathroom suite. The property has great access to local amenities, transport links, schools, to arrange a viewing call Jeffries and Dibbens today





ENTRANCE HALL Stairs leading to first floor, radiator, door leading to:

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

KITCHEN 10' 2" x 5' 11" (3.1m x 1.8m) Window to front aspect, a range of wall and base units incorporating sink unit, built in oven with hob and fan over, space and plumbing for washing machine and dish washer, space for fridge/freezer.

LOUNGE/DINER 15' 7" x 13' 0" (4.75m x 3.96m) Windows and door to rear garden, radiator, storage cupboard.

LANDING

BEDROOM 1 13' 0" x 9' 11" (3.96m x 3.02m) Window to rear aspect, radiator, built in wardrobes.

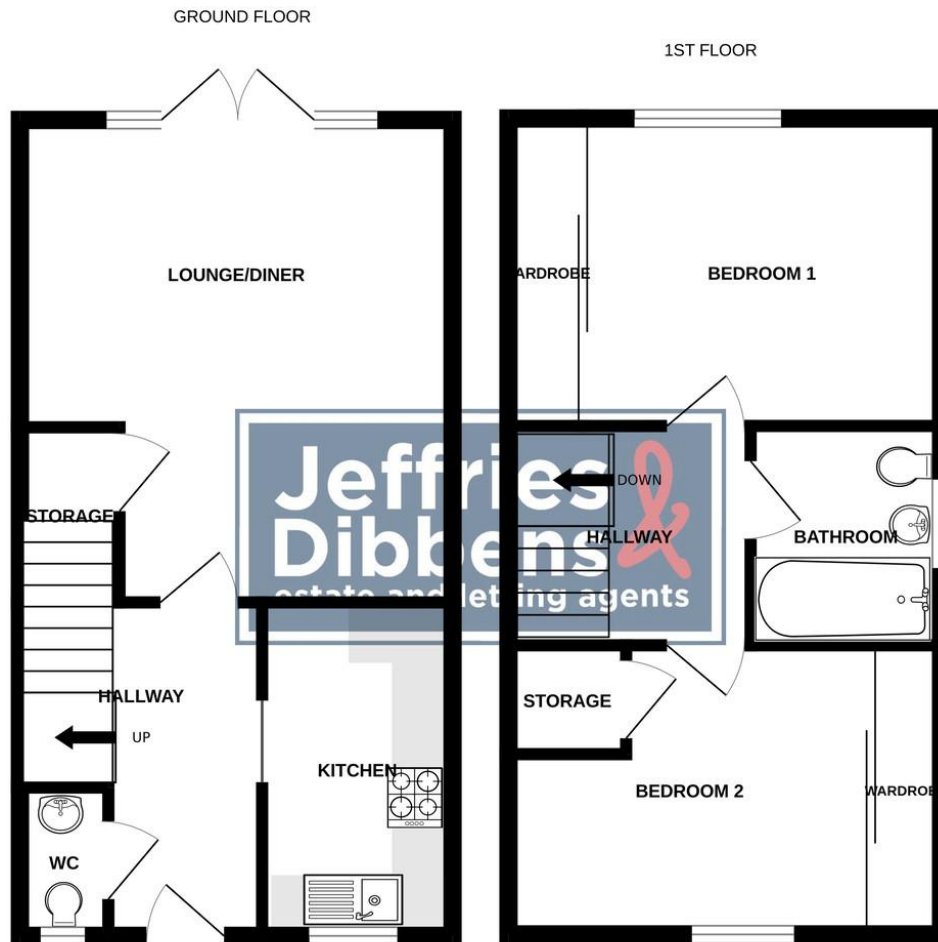
BEDROOM 2 13' 0" x 9' 1" (3.96m x 2.77m) Window to front aspect, radiator, storage cupboard.

BATHROOM Window to side aspect, heated towel rail, panelled bath with shower over, wash hand basin, W.C.

OUTSIDE

REAR GARDEN Mostly laid to lawn, patio area, gated side access to front, light, tap, shed.

ALLOCATED PARKING Two allocated parking space opposite the property



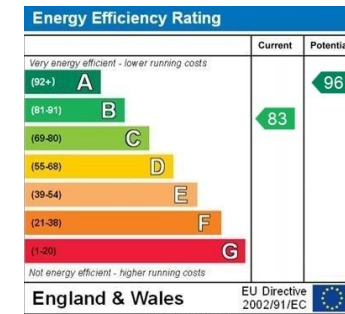
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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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