



**£259,995**  
**Oberon Close**  
Waterlooville, PO7 8LF

## PROPERTY SUMMARY

No forward chain! This well presented two bedroom terraced house is tucked away in a quiet cul-de-sac in Oberon Close, in the popular Tempest Avenue area, offering peaceful surroundings with excellent convenience. The property features a spacious lounge and a bright kitchen at the rear, with room for a dining table and views over the private garden, which backs onto a tranquil wooded area, with local walks. Upstairs, you'll find two generous double bedrooms and a modern family bathroom. Outside, the home benefits from a garage as well as ample on street parking directly outside. Ideally located close to local amenities, transport links and schools, this property is perfect for first time buyers, small families or investors seeking a well situated, low maintenance home. To arrange your accompanied viewing contact us at sole agents today!





**ENTRANCE PORCH** Door to lounge.

**LOUNGE/DINER** 18' 1" x 12' 5" (5.51m x 3.78m) Double glazed window to front aspect, carpet flooring, two radiators, stairs leading to first floor with under stair storage, door to:

**KITCHEN** 12' 6" x 8' 1" (3.81m x 2.46m) Double glazed window and door to rear aspect, range of wall and base cupboards and drawers with work surface over incorporating sink unit, wall mounted boiler, space for washing machine, tumble dryer and fridge/freezer, built-in low level oven with gas hob over, tiled floor, spotlights to ceiling.

**FIRST FLOOR LANDING** Doors to:

**BEDROOM 1** 12' 6" x 10' 4" (3.81m x 3.15m) Double glazed window to front aspect, carpet flooring, radiator.

**BEDROOM 2** 12' 5" x 8' 1" (3.78m x 2.46m) Double glazed window to rear aspect, carpet flooring, radiator, wardrobes and airing cupboard.

**BATHROOM** Suite comprising panel enclosed bath with shower over, low level WC and pedestal wash hand basin, tiled walls, spotlights and extractor fan to ceiling.

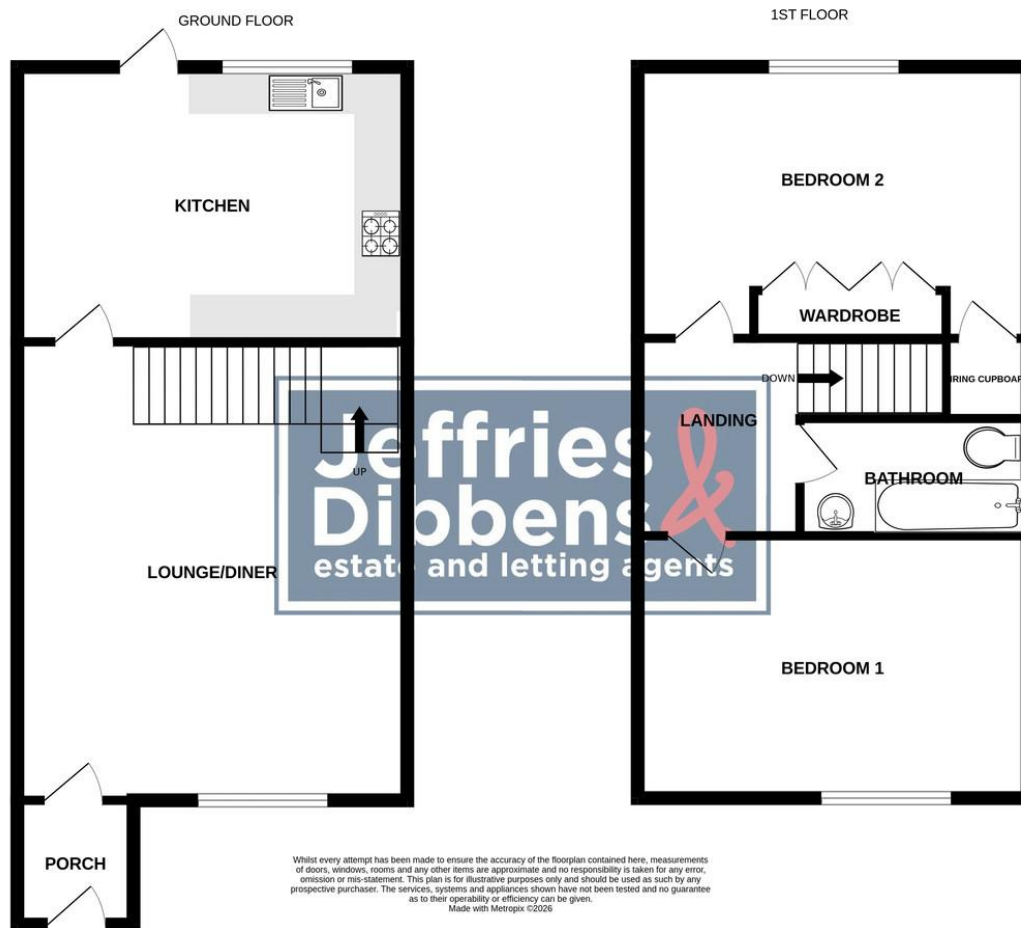
## **OUTSIDE**

**FRONT GARDEN** Laid to lawn with shrubs and pathway leading to front door.

**REAR GARDEN** Laid to patio with lawn and pathway leading to gate, providing rear pedestrian access. Wooden shed.

**GARAGE** In a block with up and over garage door.





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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

**Jeffries  
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