



Elizabeth Road, Waterloooville PO7 7LX

welcome to

Elizabeth Road, Waterloo

A well presented semi-detached house offering a cosy front lounge, ideal for relaxing and a modern kitchen/diner to the ground floor, with three bedrooms and a bathroom upstairs. The property also boasts a generous driveway, ensuring off-road parking

Entrance Hall

Via UPVC door. Double glazed window to side aspect, built-in storage, radiator.

Lounge

Double glazed window to front aspect. Fireplace, radiator.

Kitchen / Diner

20' 9" x 11' 1" (6.32m x 3.38m)

Range of wall and base units, built-in dishwasher and oven, gas hob, one and a half bowl sink unit. Double glazed door and window to rear aspect. Ornamental fireplace, radiator.

First Floor Landing

Double glazed window to side aspect. Access to loft space.

Bedroom One

12' 1" x 10' 2" (3.68m x 3.10m)

Double glazed window to front aspect. Radiator.

Bedroom Two

12' 2" x 8' 7" (3.71m x 2.62m)

Double glazed window to rear aspect. Built-in storage cupboard, radiator.

Bedroom Three

9' 1" x 6' 11" (2.77m x 2.11m)

Double glazed window to front aspect. Built-in storage cupboard, radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising low level WC, vanity wash hand basin and panel enclosed bath with shower over. Radiator.

Outside

Front Garden

Off road parking for two cars, patio with flower and shrub borders, side pedestrian access.

Rear Garden

Laid to patio and Astro turf with raised beds and shingle borders. Large garden shed with power and light.

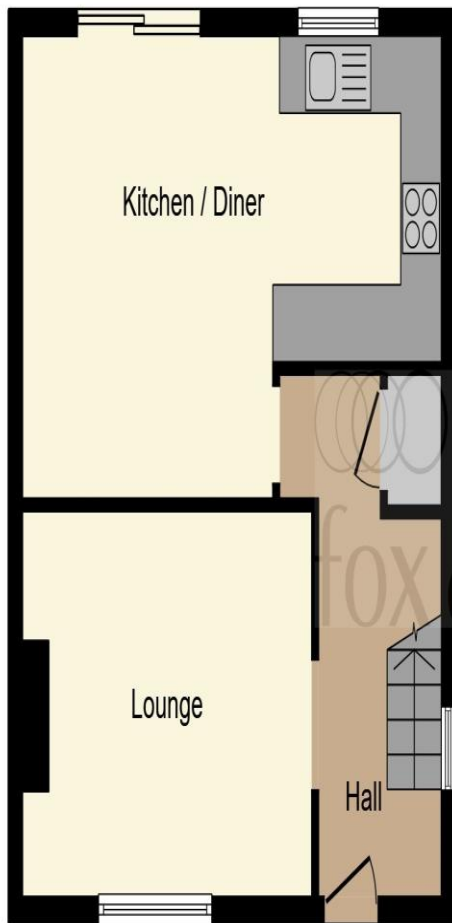
Shed / Utility Room

15' x 6' (4.57m x 1.83m)

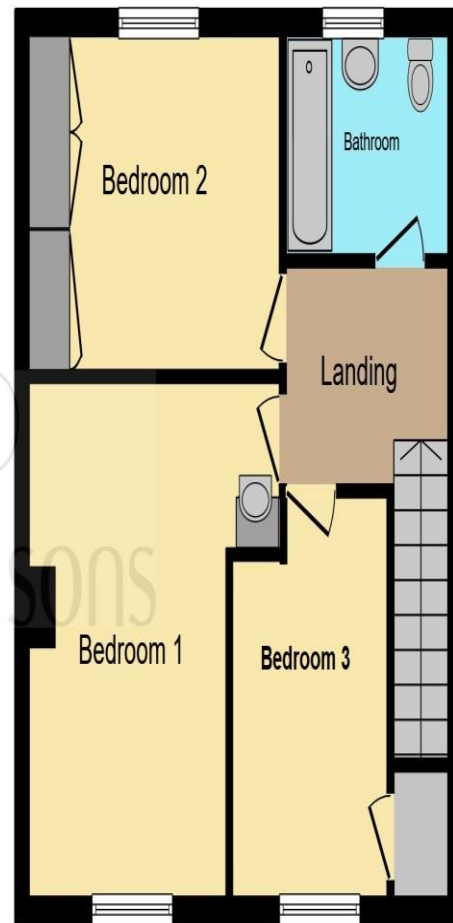
Additional large shed with power and light as well as plumbing for appliances.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
Elizabeth Road,
Waterlooville

- Three bedroom Semi-detached house
- Spacious driveway
- Private rear garden
- Modern kitchen/ diner
- Ideal for first time buyers

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£350,000



view this property online fox-and-sons.co.uk/Property/WLV109991



Property Ref:
WLV109991 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.


fox & sons



023 9226 2447



Waterlooville@fox-and-sons.co.uk



81B London Road, WATERLOOVILLE,
Hampshire, PO7 7ES



fox-and-sons.co.uk