£240,000

Florentine Way

Waterlooville, PO7 8JU

PROPERTY SUMMARY

No forward chain and ideal first time or investment purchase! Located on the ever popular 'Tempest' area of Waterlooville, we are delighted to offer for sale this 2 bedroom property in Amethyst Grove. The property boasts a fitted kitchen, 2 bedrooms, bathroom suite and a good sized lounge/dining room. Externally there is a rear garden and off road parking. To arrange your viewing contact us today!

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HALLWAY Radiator, stairs leading to first floor, opening to lounge/diner, openings to:

KITCHEN 12' 0" x 5' 10" (3.66m x 1.78m) Window to front aspect, a range of wall and base units incorporating sink, space for oven with fan over, space for fridge/freezer, space and plumbing for washing machine.

LOUNGE/DINER 12' 7" x 11' 9" (3.84m x 3.58m) Door to rear garden, radiator.

LANDING Doors to all first floor rooms.

BEDROOM 1 11' 9" x 9' 3" (3.58m x 2.82m) Window to rear aspect, radiator.

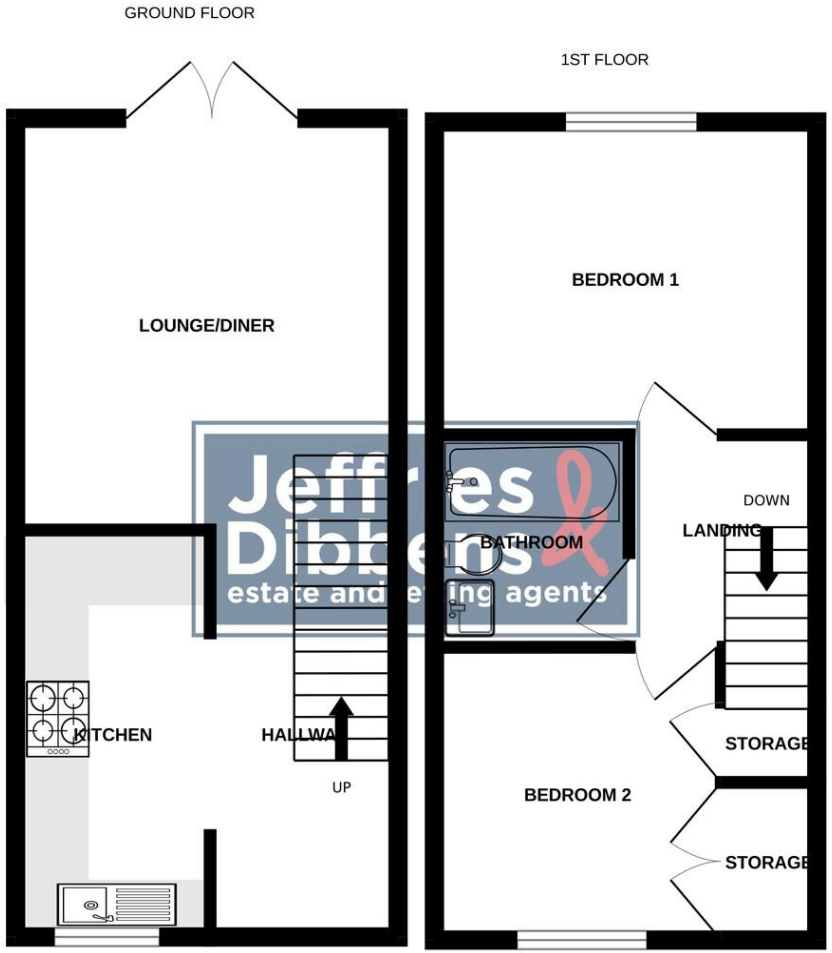
BEDROOM 2 9' 7" x 8' 11" (2.92m x 2.72m) Window to front aspect, radiator, storage cupboard, wardrobes.

BATHROOM Panel enclosed bath with shower over, radiator, wash hand basin and WC.

OUTSIDE

REAR GARDE Patio laid area, shingle.

FRONT GARDEN Off road 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

EPC TO FOLLOW

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 & Dibbens estate and letting agents

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