



**£340,000**  
**Gardener Close**  
Waterlooville, PO7 7GW

## PROPERTY SUMMARY

No forward chain! Located in the popular St Michaels development close to Waterlooville town centre and boasting an attractive outlook, we are delighted to offer for sale this very well presented 3 bedroom property in Gardener Close. The property has 3 bedrooms with ensuite to bedroom 1, family bathroom, modern kitchen/diner, lounge, and additional WC. Externally there are two allocated parking spaces to the front and a landscaped low maintenance rear garden. This impressive family home has a large number of benefits and internal viewings are strongly advised.





**ENTRANCE HALL** Window to front and side aspect, stairs to first floor, Karndean flooring, radiator, two storage cupboards, doors to:

**WC** Window to front aspect, Karndean flooring, W.C, wash hand basin, radiator.

**KITCHEN/DINER** 19' 0" x 9' 4 Max" (5.79m x 2.84m) Window to front aspect, French doors to gardens, Karndean flooring, A range of wall and base units with work tops over and soft close doors, larder cupboard, brick style tiled splash backs, one and a half sink unit with mixer taps, integrated fridge/freezer and dish washer, fitted gas hob, electric oven, and extractor hood, cupboard housing boiler, integrated washer/dryer.

**LOUNGE** 15' 10" x 9' 9" (4.83m x 2.97m) Windows to rear and side aspects, French doors to gardens, two radiators.

**LANDING** Access to loft space, storage cupboard, doors to:

**BEDROOM 1** 11' 8" x 11' 5 Max" (3.56m x 3.48m) Window to rear aspect, radiator, door to:

**ENSUITE** Heated towel rail, wash hand basin, double shower cubicle, W.C, fitted mirror, extractor fan.

**BEDROOM 2** 13' 9" x 8' 8" (4.19m x 2.64m) Dual aspect windows to rear aspect, fitted wardrobes with mirrored doors, radiator.

**BEDROOM 3** 10' 3" x 9' 1 Max" (3.12m x 2.77m) Window to front aspect, radiator, airing cupboard.

**BATHROOM** Window to front aspect, heated towel rail, W.C, wash hand basin, fitted mirror, bath with mixer taps and shower attachment, extractor fan.

## **OUTSIDE**

**FRONT** Two allocated parking spaces.

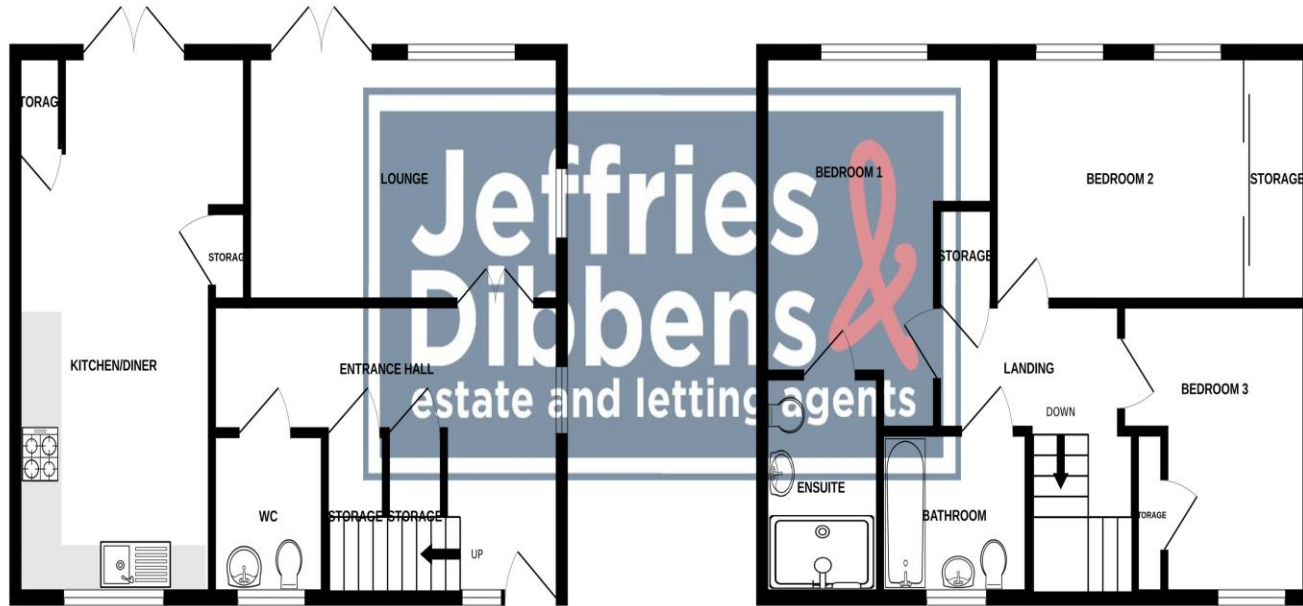
**REAR GARDEN** Artificial grass, a shed, outside tap, scattered shrubs, patio area, gated rear access.

**AGENTS NOTE** 'Estate charge of approximately £41pcm'



GROUND FLOOR

1ST FLOOR



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 C

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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