

£390,000

Prince Of Wales Close

Waterlooville, PO7 8JD

PROPERTY SUMMARY

Tucked away on a quiet cul de sac we are delighted to offer for sale this fabulous 3 bedroom detached family home situated in the popular 'Tempest' area of Waterlooville. Only a short distance from the very popular Queens Inclosure school early interest is expected. Internally the property benefits from lounge, fitted kitchen, utility room. downstairs W.C, 3 bedrooms and modern bathroom suite. Externally there is a low maintenance and private rear garden as well off road parking and garage. To arrange your viewing contact us as sole agents today. No Forward chain.





ENTRANCE HALL Stairs leading to first floor, doors leading:

LOUNGE 15' 9" x 14' 11" (4.8m x 4.55m) Window to the front aspect, radiator, under stairs storage cupboard door to:

KITCHEN/DINER 18' 3" x 9' 1" (5.56m x 2.77m) Window to rear aspect, radiator, door leading to rear garden, a range of units incorporating sink, space for oven, space for fridge, built in oven with hob and fan over, space and plumbing for washing machine, space and plumbing for dish washer, door leading to:

UTILITY ROOM Window to rear aspect, space and plumbing for washing machine.

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

LANDING Window to the side aspect, access to loft with ladder and light, airing cupboard.

BEDROOM 1 12' 5" x 11' 11" (3.78m x 3.63m) Window to the rear aspect, radiator.

BEDROOM 2 12' 0" x 10' 2" (3.66m x 3.1m) Window to the front aspect, radiator.

BEDROOM 3 7' 9" x 7' 3" (2.36m x 2.21m) Window to the front aspect, radiator.

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

OUTSIDE

REAR GARDEN Area laid to lawn, gated side access, patio area, outside light, shed.

FRONT GARDEN Block paved driveway providing off road parking, access to:

GARAGE 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
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		69
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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estate and letting agents

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