



Walburton Way, Clanfield, Waterlooville PO8 0XP

welcome to

Walburton Way, Clanfield Waterlooville

Two-bedroom terraced home in sought-after Clanfield. Features a spacious lounge, open-plan kitchen/diner, rear garden with access, family bathroom and fantastic potential. Ideal for first-time buyers or investors.

Entrance Hall

Stairs leading to first floor. Door to lounge.

Lounge

Double glazed window to front aspect. Under stair storage cupboard. Vertical radiator.

Kitchen / Diner

Double glazed window to rear aspect and double glazed door to rear garden. Range of wall and base units with work surface over incorporating sink unit. Space for appliances. Radiator, tiled to principal areas. Wall mounted boiler.

First Floor Landing

Airing cupboard. Radiator. Access to loft space.

Bedroom One

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

Bedroom Two

Double glazed window to rear aspect. Radiator.

Bathroom

Double glazed window to rear aspect. Panel enclosed bath with tap fed shower attachment, low level WC, pedestal wash hand basin.

Outside

Front

Shingled front garden with pathway to front door.

Rear Garden

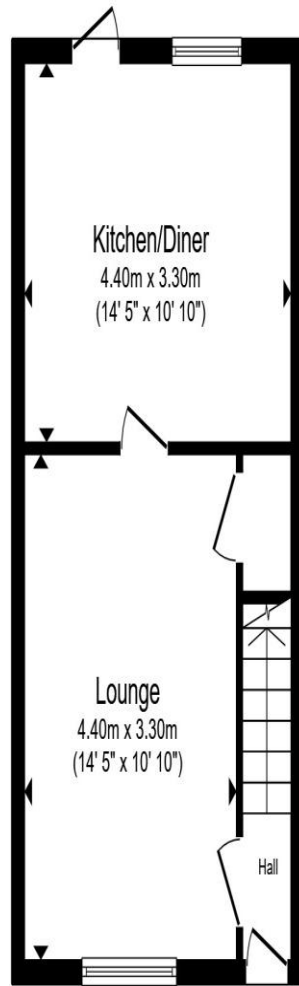
Laid to patio and lawn with rear pedestrian access.

Agents Note:

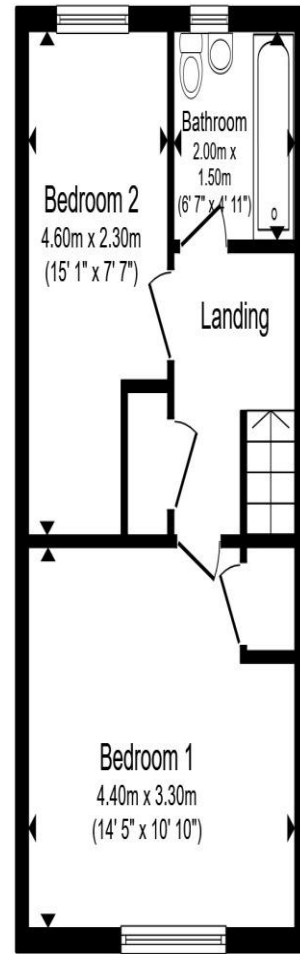
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Further Note:

Please note that the gas has been capped and the water drained down.
The property is sold as seen and there are restrictive covenants on this property, please speak to the agent for further information.
Estate charge for the property is £33.71 per annum



Ground Floor



First Floor

Total floor area 68.6 m² (739 sq.ft.) approx

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.propertybox.io



welcome to
Walburton Way,
Clanfield Waterlooville

- Two Bed Terraced House
- Sought After Clanfield Location
- Open Plan Kitchen/Diner
- Rear Garden with Patio
- Rear Pedestrian Access

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

£235,000



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Property Ref:
WLV109975 - 0004

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.

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