

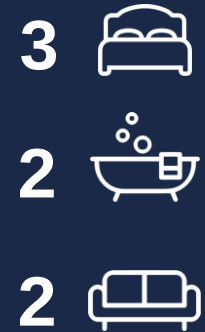
**£395,000**

**Laurus Close**

Waterlooville, PO7 8EZ

## PROPERTY SUMMARY

No forward chain! We are delighted to offer for sale this 3 bedroom detached 'upside down' property in the quiet cul-de-sac location of Laurus Close, Waterloooville. The property has a number of benefits including 3 bedrooms arranged over 2 floors, two bathroom suites one of them being recently modernised, lounge, fitted kitchen and conservatory. Externally there is a good sized rear garden, own driveway providing off road parking with access to the garage and undercroft. Early interest is expected so to avoid disappointment contact us today for your accompanied viewing!





**ENTRANCE HALL** Radiator, storage cupboard, stairs to first floor landing, door to:

**BEDROOM 1** 18' 5" x 9' 5" (5.61m x 2.87m) Bow window to front aspect, radiator, built in wardrobes.

**BATHROOM** Walk in shower cubicle, heated towel rail, wash hand basin, extractor fan, W.C.

**LANDING** Velux window to front aspect, storage cupboard, door to:

**LOUNGE** 14' 7" x 11' 9" (4.44m x 3.58m) French doors to rear aspect, window to rear aspect, door to:

**KITCHEN** 12' 0" x 11' 3" (3.66m x 3.43m) Window to front aspect, a range of wall and base units incorporating sink unit, built in hob with extractor fan over, built in double oven, breakfast bar, built in fridge/freezer.

**BEDROOM 2** 11' 9" x 11' 4" (3.58m x 3.45m) Window to rear aspect, radiator, fitted wardrobes.

**BEDROOM 3** 11' 3" x 7' 9" (3.43m x 2.36m) Velux window to front aspect, radiator.

**SHOWER ROOM** Velux window to front aspect, shower cubicle, radiator, wash hand basin, W.C, airing cupboard housing hot water tank.

**CONSERVATORY** Windows to all aspect, patio doors to rear garden, separate door to rear garden.

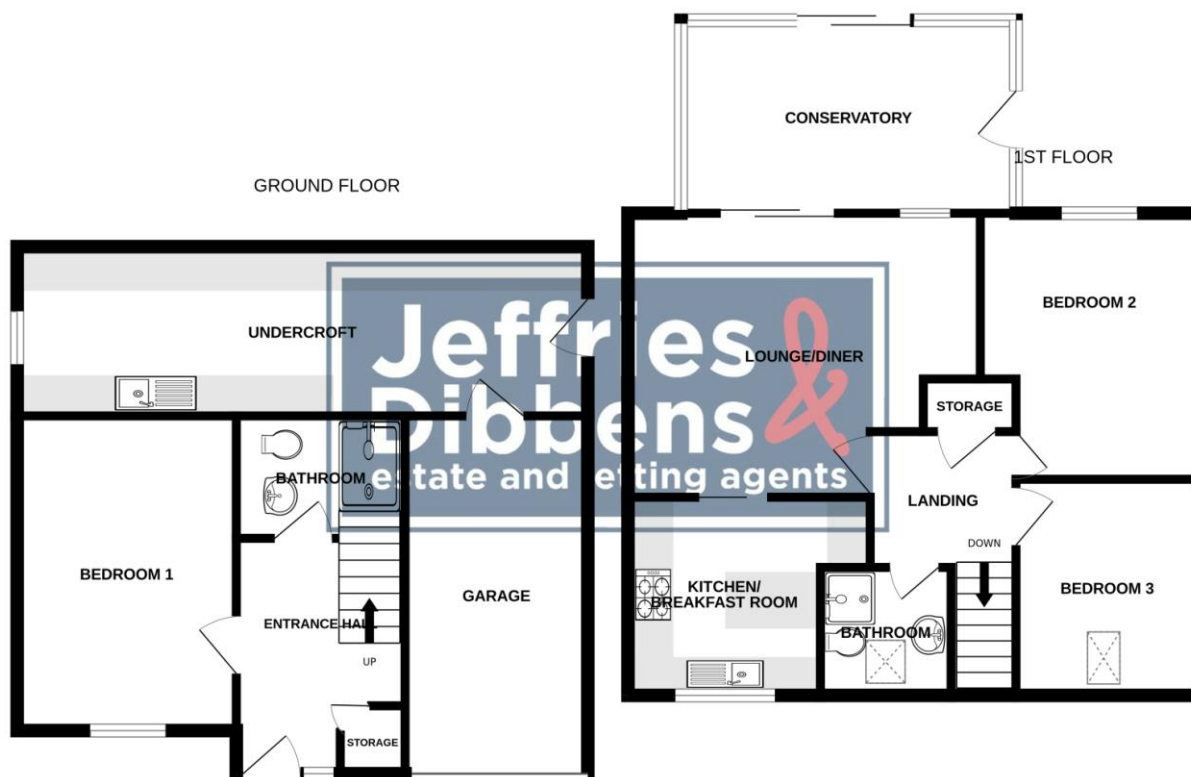
## **OUTSIDE**

**REAR GARDEN** Large area laid to lawn, patio areas, gated side access, shed.

**FRONT GARDEN** Block paved driveway providing off road parking, access to garage, outside light.

**GARAGE** 18' 5" x 7' 10" (5.61m x 2.39m) Up and over garage door, door to:

**UNDERCROFT** 24' 0" x 7' 8" (7.32m x 2.34m) Window to side aspect, a range of wall and base units incorporating sink unit, space for and plumbing for washing machine, side door to garden.



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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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**  
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