



£319,995

Harkness Drive

Waterlooville, PO7 8SS

PROPERTY SUMMARY

We are delighted to offer for sale this 3 double bedroom semi detached property located in a popular area of Tempest in Waterlooville. The property needs updating in places and offers great potential to be improved further. There are 3 double first floor bedrooms, bathroom suite, ground floor WC, fitted kitchen, lounge, dining room (currently bedroom 4) and a conservatory. Externally there is a low maintenance rear garden and off road parking to the front for 3 vehicles. We believe this property offers a lot of potential for further improvement throughout and internal viewings are recommended.





ENTRANCE HALL Door to side, bifold door to:

WC Window to front aspect, radiator, WC, hand wash basin, door garage.

KITCHEN 11' 9" x 10' 2" (3.58m x 3.1m) Windows to front and side aspects, radiator, range of fitted cupboards, units and work surfaces with inset sink unit and 'hose' style mixer tap, space for cooker with extractor over, plumbing for washing machine, pull out breakfast bar, door to:

UTILITY ROOM Plumbing and space for appliances, door to:

HALLWAY Stairs to first floor, door to:

LOUNGE 12' 5" x 12' 11" (3.78m x 3.94m) Sliding doors to rear, radiator, door to:

RECEPTION ROOM 12' 1" x 7' 9" (3.68m x 2.36m) Window to rear aspect, radiator.

CONSERVATORY 10' 8" x 9' (3.25m x 2.74m) Sliding doors to rear and side, radiator, under floor heating.

FIRST FLOOR Landing - Access to loft, airing cupboard, doors to:

BEDROOM 1 15' 6" x 8' 8" (4.72m x 2.64m) Window to rear and side aspects, radiator.

BEDROOM 2 12' 3" x 9' 8" (3.73m x 2.95m) Window to rear aspect, radiator.

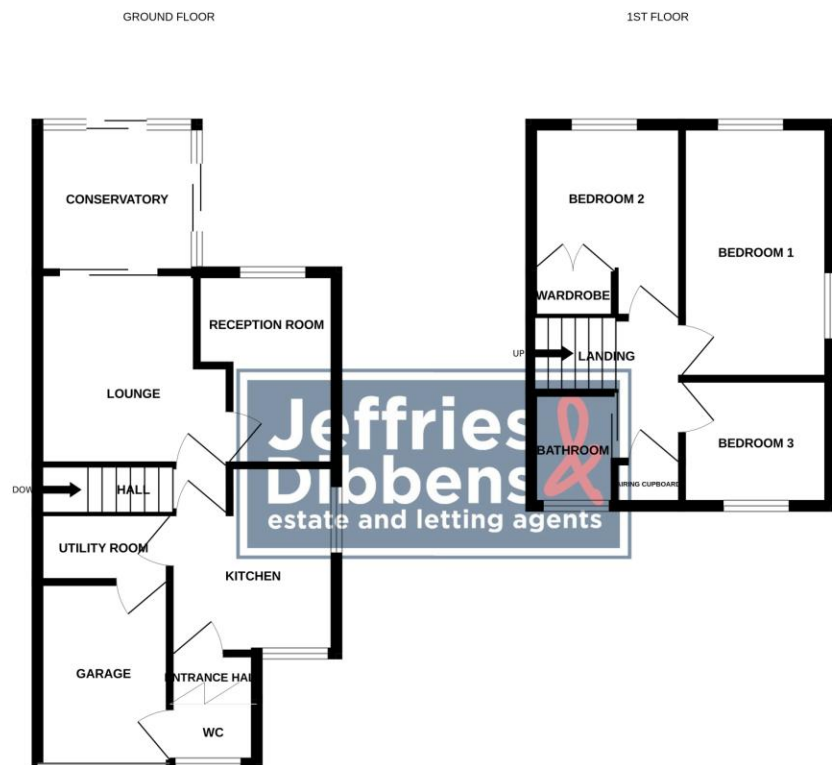
BEDROOM 3 8' 9" x 8' 9" (2.67m x 2.67m) Window to front aspect, radiator.

BATHROOM Window to front aspect, heated towel rail, corner bath with shower over, hand wash basin, WC.

OUTSIDE Front - Paved and providing off road parking for at least 3 vehicles.

REAR GARDEN Good sized rear garden which is fully paved and has both side and rear access, shed, power points, lights and heaters to remain.

GARAGE Up and over door, radiator, access to inner hallway.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 for any prospective purchase. 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		86 B
69-80	C	70 C	
55-68	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.

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