



**£310,000**

**Ireland Way**

Waterlooville, PO7 7NP



## PROPERTY SUMMARY

NO FORWARD CHAIN - IDEAL FIRST TIME OR INVESTMENT PURCHASE! We are delighted to offer for sale this beautifully presented 3 bedroom property in Ireland Way, Purbrook. This wonderful family home is presented for sale in a superb condition throughout and internal viewings are very strongly advised. The property boasts 3 double first floor bedrooms, a fabulous modern bathroom suite, a through lounge/diner, impressive downstairs shower room and a wonderful fitted kitchen with integrated appliances. Externally there is a large front garden, low maintenance rear garden and a great bar/outbuilding. Several schools, parks and green spaces are close at hand and early interest is expected!





**ENTRANCE HALL** Radiator, laminate flooring, under stair storage recess, stairs to first floor, doors to:

**SHOWER ROOM** 6' 4" x 5' 10" (1.93m x 1.78m) Window to front aspect, heated towel rail, shower cubicle, hand wash basin, WC, fully tiled.

**KITCHEN** 12' 2" x 8' 7" (3.71m x 2.62m) Window and door to rear aspect, matching flooring, range of fitted cupboards, units and work surfaces, twin built in ovens, ceramic hob and extractor, integrated fridge, freezer, dishwasher and washing machine, inset sink unit, spot lighting, door to:

**LOUNGE/DINER** 21' 8" x 10' 4" (6.6m x 3.15m) Windows to front and rear aspects, 2 radiators.

## FIRST FLOOR

**LANDING** Access to loft, airing cupboard housing boiler, doors to:

**BEDROOM 1** 13' 7" x 10' 4" (4.14m x 3.15m) Window to rear aspect, radiator, built in wardrobes, inset storage cupboard.

**BEDROOM 2** 12' 4" x 8' 9" (3.76m x 2.67m) Window to rear aspect, radiator.

**BEDROOM 3** 10' 5" x 7' 6" (3.18m x 2.29m) Window to front aspect, radiator, built in wardrobe.

**BATHROOM** 6' 11" x 5' 11" (2.11m x 1.8m) Window to front aspect, heated towel rail, panelled bath, hand wash basin, WC, part tiled, spot lighting.

## OUTSIDE

**FRONT** Lawned front garden.

**REAR GARDEN** Low maintenance garden which is fully paved, outside tap, shed, brick shed, outside lighting.

**OUTBUILDING** 14' 2" x 10' 7" (4.32m x 3.23m) Twin windows to side aspect, double doors to front, light and power.



**LOCAL AUTHORITY**  
Havant Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(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.

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