

OFFERS IN EXCESS OF

£280,000

Venice Close

Waterlooville, PO7 8JX

PROPERTY SUMMARY

Tucked away in a quiet cul-de-sac in the popular Tempest area of Waterlooville we are delighted to offer for sale this stunning 2 bedroom property in Venice Close. This property has undergone significant improvement throughout and internal viewings are very strongly advised. The property benefits from 2 double bedrooms, a superb bathroom suite, modern fitted kitchen and lounge. The property has new flooring and carpets throughout and has been decorated to a high standard. Externally there is a good sized private rear garden and a driveway providing off road parking. Venice Close offers excellent access to the A3 and has local shops, amenities and green spaces close at hand. Early viewing is very strongly advised and can be arranged by contacting us as sole agents today!





ENTRANCE HALL Radiator, built-in storage and meter cupboard, matching flooring throughout the ground floor, spot lighting, stairs to first floor and entrances to:

KITCHEN 11' 08" x 5' 09" (3.56m x 1.75m) Window to front aspect, range of modern fitted kitchen units and work surfaces with inset sink unit and mixer tap, integrated oven, hob and extractor, plumbing for washing machine, space for fridge/-freezer, spot lighting, part tiled.

LOUNGE 13' 10" x 11' 11" (4.22m x 3.63m) Double doors to rear garden, radiator, spot lighting.

FIRST FLOOR Landing - Access to loft, spot lighting, doors to:

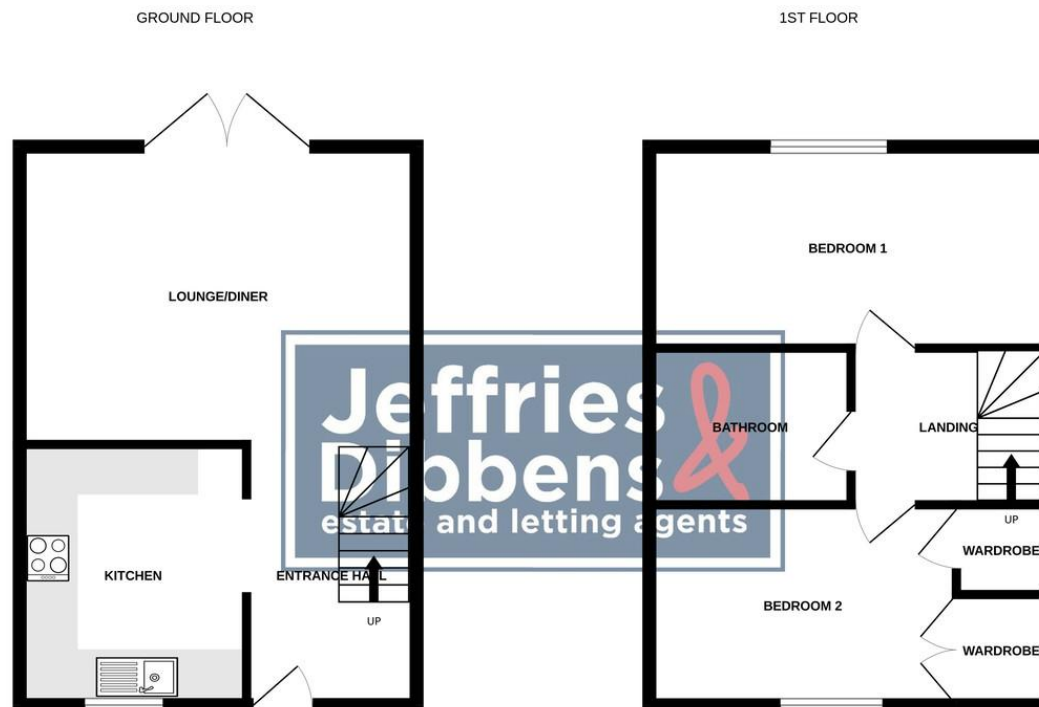
BEDROOM 1 11' 10" x 9' (3.61m x 2.74m) Window to rear aspect, radiator, spot lighting.

BEDROOM 2 11' 8 into wardrobes" x 9' (3.56m x 2.74m) Window to front aspect, radiator, spot lighting, 2 built-in wardrobes one of which houses the boiler.

BATHROOM Heated towel rail, extractor, panelled bath with shower over, WC, hand wash basin with vanity surround and cupboard under, spot lighting.

OUTSIDE Front - Attractive frontage with own driveway providing off road parking, outside light.

REAR GARDEN Private low maintenance rear garden arranged over 3 levels with attractive wooded outlook, shed, outside light.



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 B

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 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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