



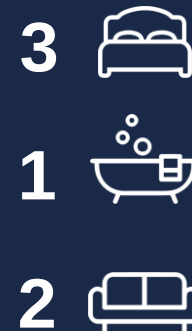
£379,995

Margaret Close

Waterlooville, PO7 6BD

PROPERTY SUMMARY

Offered for sale with no forward chain we are delighted to offer for sale this spacious 3 bedroom detached bungalow located in a very popular cul-de-sac in Waterloooville. The property has a large number of benefits including 3 well proportioned bedrooms, modern fitted shower room, large kitchen/breakfast room, lounge/diner, conservatory, utility room and additional WC. Externally there is a well presented low maintenance rear garden, double length car port and driveway providing off road parking and an attractive low maintenance front garden. Early viewing is strongly advised and can be arranged by contacting us as sole agents.





ENTRANCE PORCH Windows and door to front aspect, door to:

ENTRANCE HALL Radiator, airing cupboard, access to loft, doors to:

BEDROOM 1 12' 08" x 10' 06" (3.86m x 3.2m) Window to front aspect, radiator, fitted wardrobes and bedroom furniture.

BEDROOM 2 11' 02" x 6' 11" (3.4m x 2.11m) Window to side aspect, radiator.

BEDROOM 3 9' 07" x 7' 07" (2.92m x 2.31m) Window to front aspect, radiator.

SHOWER ROOM Window to side aspect, heated towel rail, shower cubicle, WC & hand wash basin with extensive vanity surround and cupboards under.

LOUNGE/DINER 16' 09" x 10' 10" (5.11m x 3.3m) Twin windows to side aspect, 2 radiators, gas fire, sliding doors to conservatory.

KITCHEN/BREAKFAST ROOM 12' 09" x 10' 11" (3.89m x 3.33m) Windows to side and rear aspects, door to conservatory, range of fitted cupboards, units and work surfaces with inset 1 1/2 bowl sink unit and mixer tap, space for cooker, plumbing for dishwasher, space for fridge and freezer, concealed wall mounted boiler.

CONSERVATORY 21' 11" x 8' (6.68m x 2.44m) Windows to both sides and rear, double doors to rear garden, light and power, door to:

UTILITY ROOM 8' 05 max" x 7' 05 max" (2.57m x 2.26m) Window and door to rear garden, door to carport, plumbing for washing machine, tiled flooring, door to:

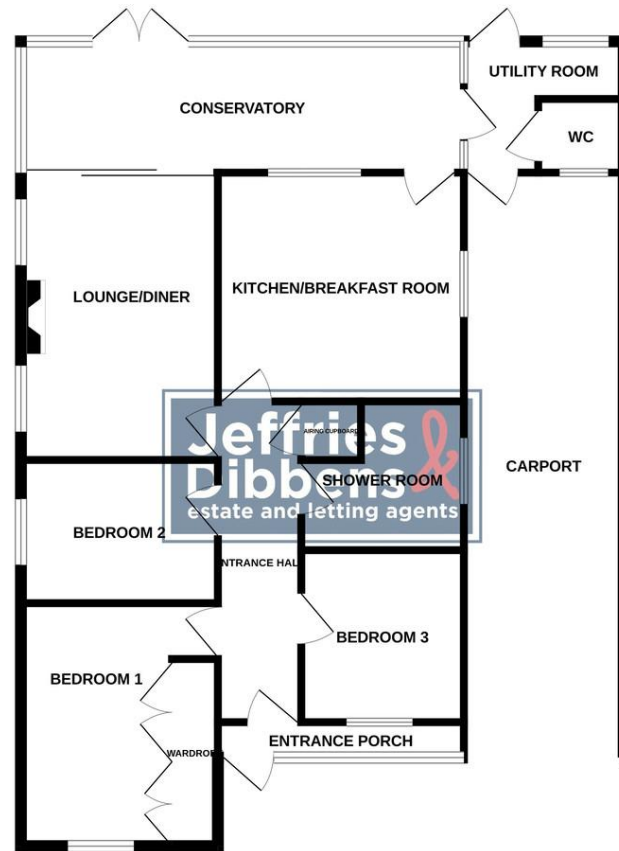
WC Window to front aspect, WC, hand wash basin.

OUTSIDE Front - Attractive landscaped front garden with artificial lawn area, block paved area, driveway providing considerable off road parking and leading to double length car port, gated side access to:

REAR GARDEN Landscaped rear garden which has an artificial lawn area, various patio areas, side access, outside tap and lighting, 2 sheds (one with power).



GROUND FLOOR



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.

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		74 C
55-68	D	65 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
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estate and letting agents

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