



£175,000
Tansy Close
Waterlooville, PO7 8HL

PROPERTY SUMMARY

Offered for sale with no forward chain and needing updating throughout we are delighted to offer for sale this 1 bedroom back to back house in Tansy Close. The property is an ideal first time or investment purchase in our opinion and internal viewing is recommended. The property boasts 1 bedroom, bathroom, kitchen and lounge/diner. Externally there is a large garden and allocated parking for 2 vehicles. To arrange your viewing contact us as sole agents today.





LOUNGE 15' 07 max" x 13' 07 max" (4.75m x 4.14m) Windows to front and side aspects, door to front, gas wall heater, stairs to first floor, entrance to:

KITCHEN 6' 06" x 6' 02" (1.98m x 1.88m) Window to front aspect, range of cupboards, units and work surfaces, sink unit, plumbing for washing machine, space for appliances.

FIRST FLOOR Landing - Storage cupboard, doors to:

BEDROOM 1 13' 07" x 8' 09" (4.14m x 2.67m) Windows to front and side aspects, airing cupboard, built in wardrobe, access to loft.

BATHROOM Window to front aspect, panelled bath, WC, hand wash basin.

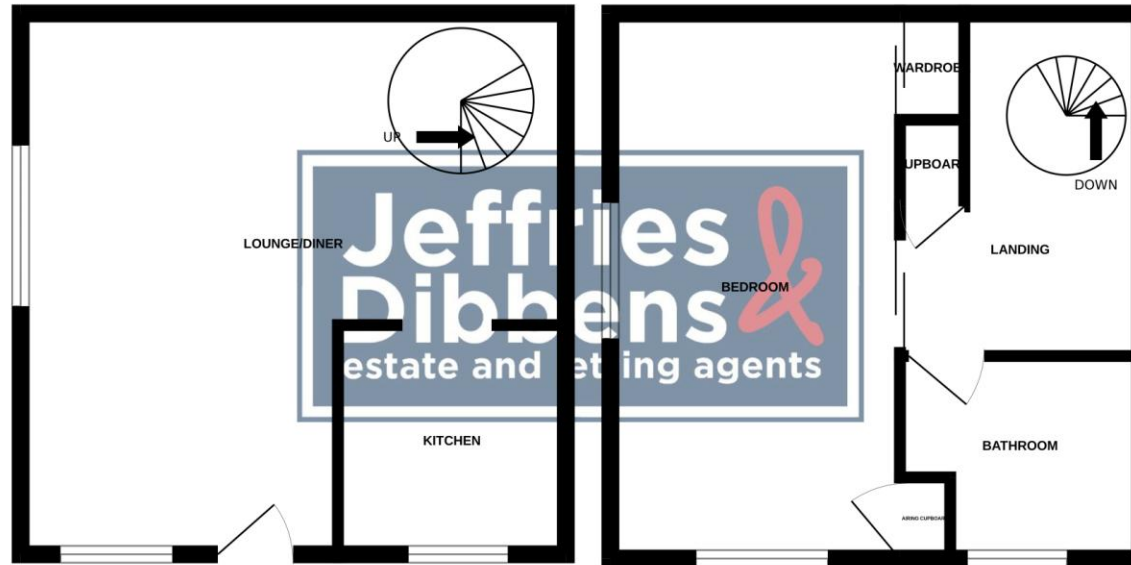
OUTSIDE Large front and side gardens which are mostly lawned, storage shed.

PARKING Allocated parking for 2 vehicles.



GROUND FLOOR

1ST FLOOR



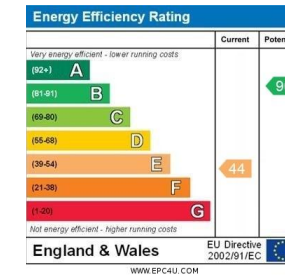
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only



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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