



£295,000
Wesermarsch Road
Waterlooville, PO8 8JJ

PROPERTY SUMMARY

No forward chain! We are delighted to offer for sale this very well presented 3 bedroom property in a requested area of Cowplain. We believe this property is an ideal first time purchase and internal viewings are very strongly advised. The property boasts 3 double bedrooms, modern bathroom suite, lounge and a modern fitted kitchen/dining room. Externally there is a private rear garden and own driveway providing off road parking. To arrange your viewing contact us as sole agents today.

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PORCH Window to the side, opening to:

LOUNGE/DINER 21' 8" x 10' 7" (6.6m x 3.23m) Window to front aspect, French doors leading to garden, inner hall recess with stairs rising to the first floor, radiator, double doors to:

KITCHEN/BREAKFAST ROOM 26' 5" x 7' 8" (8.05m x 2.34m) A range of high gloss grey matching wall and floor units with marble effect worktops, inset single drainer sink unit with mixer tap and cupboards under, integrated washing machine, inset four ring electric hob with extractor hood, fan and light over, tiled splashback, ceiling spotlights, electric oven, range of drawers, integrated fridge and freezer, vinyl flooring, integrated dishwasher with matching door, windows to front and rear aspect, radiator, cupboard housing boiler.

LANDING Access to loft space, doors to all rooms.

BEDROOM 1 12' 8" x 7' 2" (3.86m x 2.18m) Window to front aspect, radiator, built-in wardrobe.

BEDROOM 2 11' 5" x 8' 8" (3.48m x 2.64m) Window to rear aspect, two built-in cupboards, radiator.

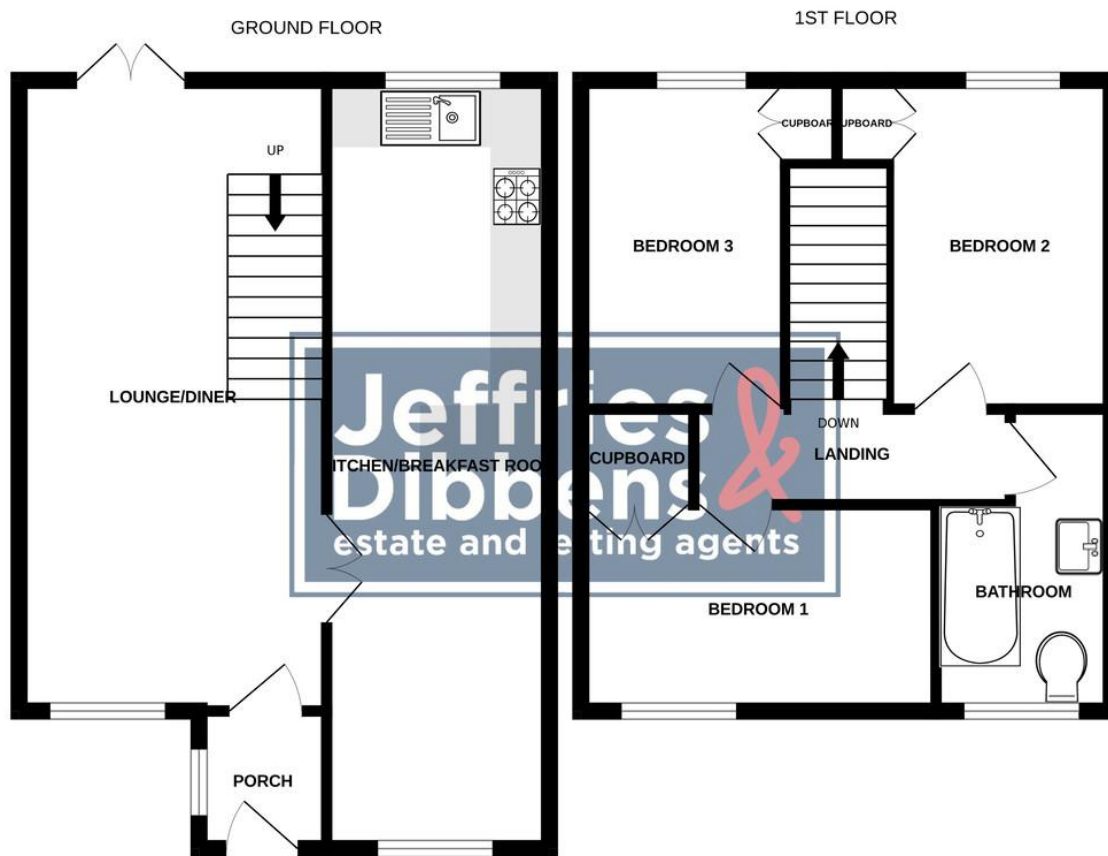
BEDROOM 3 11' 3" x 7' 6" (3.43m x 2.29m) Window to rear aspect, built-in wardrobe, radiator.

BATHROOM Panelled bath with glass shower screen over, mixer tap and drench style shower hood, heated towel rail, vanity unit with cupboards under and wash hand basin with mixer tap, low level W.C, window to front aspect.

OUTSIDE

REAR GARDEN Mainly laid to lawn and enclosed by fence panelling, gate to rear access, raised timber decking area, wooden built garden shed, outside tap.

FRONT GARDEN Block paved parking providing off road parking and electric vehicle charging point.



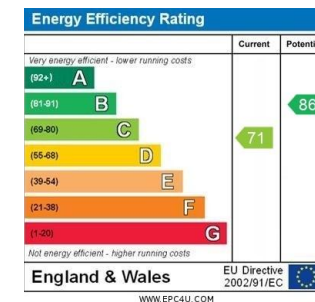
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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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