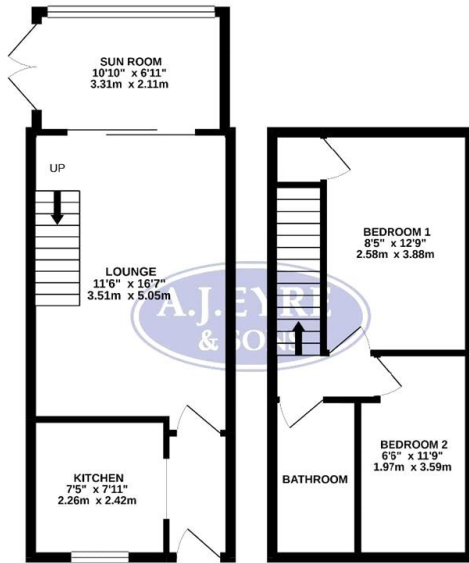


PRICE: £226,000



While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with a professional purchaser. The services, systems and appliances shown here are not intended to be a guarantee as to their operability or efficiency can be given.
(made with floorplan 12/02)



Vine Coppice, WaterlooVille, PO7 5DU

Two bedroom semi-detached house with a southerly rear aspect, backing onto a wooded copse. Features include a wider than normal plot, sun room with French doors leading onto the rear garden, combination boiler and allocated parking space. Vacant property, offered for sale with NO FORWARD CHAIN.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Agents notes:

We have not tested any systems or appliances and no warranty as to the condition or suitability is confirmed nor implied. All measurements are approximate.

These particulars are thought to be materially correct but their accuracy is not guaranteed and they do not form part of any contract.

Two bedroom semi detached house tucked away in the corner of a cul-de-sac.

Located at the front of the property is the kitchen which has a stainless steel sink with mixer tap, space and gas supply for cooker (to remain), space for fridge/freezer, space and plumbing for washing machine.

The spacious lounge is at the rear of the property and has stairs to the first floor, fire surround with gas point and double glazed sliding doors .

The ground floor also benefits from the addition of a sun room with a poly-carbonate roof window and French doors leading onto the rear garden.

First floor accommodation includes bedroom one with built in cupboard housing combination boiler, bedroom two which is a large single room, and finally a bathroom with white suite.

Externally the property has a frontage with path leading to the entrance, plus garden to both the side and rear which is enclosed by panel fencing. The rear aspect is southerly and there is a pleasant outlook onto a wooded copse.

Vacant property, offered for sale with NO FORWARD CHAIN.

