

PRICE: £265,000



## Mark Court, Waterlooville, PO7 7TG

THREE BEDROOM MIDDLE TERRACE HOUSE just on the outskirts of Waterlooville Town Centre. Boasting spacious lounge with separate dining area, modern kitchen, conservatory overlooking the low maintenance rear garden, newly fitted boiler (2018), double glazing, garage, Great Investment / First Time Buy.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	<b>77</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**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.

#### Entrance Porch

Double glazed front door, tiled flooring, double glazed obscured window to side aspect, internal door leading to the Lounge.

#### Cloakroom

Close coupled low level wc, wash hand basin, tiled to principle areas, radiator, double glazed obscured window to front aspect.

#### Lounge

Stairs to first floor with recessed storage space below, double glazed window to front aspect, radiator, feature fireplace with gas living flame effect fire, laminate wood effect flooring, smoothed and coved ceiling, opening to Dining Area.

W: 19' 5" x L: 12' 11" (W: 5.92m x L: 3.94m)

#### Dining Area

Smoothed and coved ceiling, radiator, laminate wood effect flooring, door to Kitchen and sliding patio doors to Conservatory.

W: 9' 8" x L: 9' (W: 2.95m x L: 2.75m)

#### Kitchen

Matching range of wall and base units complemented with work surfaces over incorporating 1½ bowl sink unit with mixer tap and drainer, space and plumbing for washing machine and dishwasher, electric hob with extractor canopy over, space for fridge / freezer, tiled flooring, tiled splashback, smoothed and coved ceiling with pin spot downlighting, double glazed window to rear aspect.

W: 9' 4" x L: 11' 5" (W: 2.85m x L: 3.48m)

#### Conservatory

(Maximum Measurements) Double glazed sliding patio doors to garden, double glazed windows to rear aspect, tiled flooring, Vaillant boiler for central heating (replaced in 2018), radiator, lighting and power points.

W: 15' 1" x L: 7' (W: 4.59m x L: 2.15m)

#### FIRST FLOOR

Landing: Airing cupboard with shelving and hot water tank, loft access via retractable ladder, partly boarded with lighting.

#### Bedroom One

Double glazed window to front aspect, radiator, fitted wardrobe cupboard, smoothed and coved ceiling.

W: 10' 11" x L: 14' 8" (W: 3.33m x L: 4.47m)

#### Bedroom Two

Double glazed window to rear aspect, radiator, fitted wardrobe cupboard, smoothed and coved ceiling.

W: 10' 7" x L: 9' 10" (W: 3.24m x L: 2.99m)

#### Bedroom Three

Double glazed window to front aspect, radiator, smoothed and coved ceiling.

W: 8' 2" x L: 9' 11" (W: 2.49m x L: 3.02m)

#### Bathroom

Suite comprising panelled bath with over head shower and mixer tap with hand held shower attachment, wash hand basin set in vanity unit, close coupled low level wc, double glazed obscured window to rear aspect, tiled walls, laminate tiled effect flooring, smoothed ceiling, ladder style radiator.

W: 8' 5" x L: 5' 5" (W: 2.58m x L: 1.65m)

#### OUTSIDE

The frontage is mainly laid to lawn with personal path leading to the front porch. The rear boasts two patio / seating areas adjacent to the rear of the property as well as the end of the garden, the remainder of the rear shingled for low maintenance. Panelled fencing with gated access complement the boundaries. The garage housed in a block has up and over door to the front.

