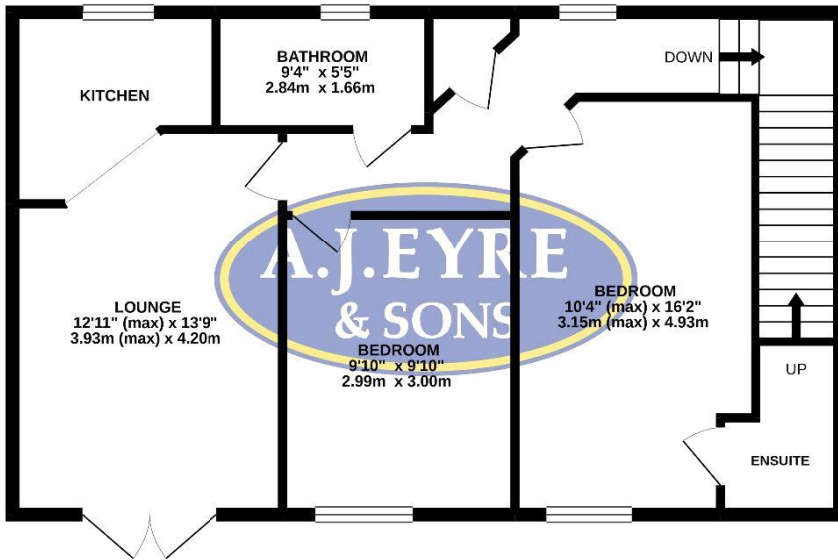


PRICE: £230,000



TOTAL FLOOR AREA - 767 sq.ft. (71.3 sq.m.) approx.  
 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 misstatement. 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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Gold Close, WaterlooVille, PO7 7AZ

MODERN TWO BEDROOM COACH HOUSE WITH GARAGE. Modern kitchen, lounge / dining room with balcony at the rear, double glazing, gas central heating, mains smoke alarms, air filtration system, en-suite to master bedroom, ideal first time buy / investment purchase. OFFERED WITH NO ONWARD CHAIN.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

Entrance  
Front door leading to Entrance Hall.

Entrance Hall  
Wall mounted fuse board, radiator, stairs to the first floor and landing.

**FIRST FLOOR**  
Double glazed picture window to the rear aspect, radiator, storage cupboard with shelving and wall mounted combination boiler for central heating and domestic hot water, loft access,

Lounge / Dining Room  
Double glazed French doors leading out to the balcony, radiator, smoothed ceiling.

Kitchen  
Modern matching range of wall and base units complemented with work surfaces over incorporating 1½ bowl sink unit with mixer tap and drainer, four ring gas hob with electric oven below and stainless steel extractor canopy over, space and plumbing for washing machine (negotiable), space for fridge / freezer (negotiable), tiling to principle areas, double glazed window to rear aspect.

Bedroom One  
Double glazed window to front aspect, radiator, smoothed ceiling, door to Ensuite Shower.

En Suite Shower  
Shower cubicle with wall mounted shower, pedestal wash hand basin, close coupled low level wc, tiled to principle areas, radiator, smoothed ceiling with extractor fan.

Bedroom Two  
Double glazed window to front aspect, radiator, smoothed ceiling.

Bathroom  
White suite comprising panelled bath with wall mounted shower over and shower screen, pedestal wash hand basin, close coupled low level wc, double glazed obscured window to rear aspect, tiled to principle areas.

**OUTSIDE**  
The property benefits from a Garage with up and over door, lighting and power, tumble dryer (negotiable), communal / visitor parking spaces.

