

Offers Over £425,000

A.J.EYRE
& SONS



Hurstville Drive, Waterlooville, PO7 7NE

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.

POTENTIAL TO EXTEND subject to planning consent & NO FORWARD CHAIN. THREE BEDROOM DETACHED HOUSE with ensuite shower, just on the outskirts of Waterlooville Town Centre. The property boasts a GENEROUS CORNER PLOT, off road parking leading to the double garage, IN NEED OF MODERNISATION THROUGHOUT.

Covered Entrance
Double glazed front door leading to Entrance Hall,

Entrance Hall
Stairs to first floor, parquet wood flooring, radiator,

Cloakroom
Suite comprising low level wc and wash hand basin, chromium ladder style radiator, tiled to principle areas, double glazed obscured window to front aspect.

Lounge
W: 19' 8" x L: 11' 11" (W: 5.99m x L: 3.63m)
Double glazed windows to front, side and rear aspect, radiator, parquet flooring, feature open fireplace with wood mantle and stone surround, opening to Dining Room.

Dining Room
W: 8' 9" x L: 13' 6" (W: 2.67m x L: 4.13m)
Glazed windows to front and rear, door to Sun Lounge.

Sun Lounge
W: 10' 9" x L: 7' 10" (W: 3.27m x L: 2.4m)
Double glazed sliding patio doors to Garden, radiator, double glazed obscured window to side aspect, sliding internal door to kitchen / breakfast room.

Kitchen / Breakfast Room
W: 10' x L: 21' 8" (W: 3.05m x L: 6.6m)
(Maximum Measurements). Matching range of wall and base units complemented with work surfaces over incorporating white 1½ bowl sink unit with mixer tap and drainer, 5 ring gas hob with extractor canopy over, floor mounted Worcester boiler, space for under counter fridge and freezer, tiled to principle areas, breakfast seating area with sliding patio doors overlooking the rear garden, double glazed obscured window to side aspect, laminate flooring, radiator.

FIRST FLOOR
Stairs from the half landing giving access to garage, bathroom and bedroom three with further stairs leading to bedrooms one and two.

Bedroom One
W: 14' 9" x L: 12' 10" (W: 4.49m x L: 3.91m)
Double glazed windows to side and rear aspects with double glazed door leading out to the balcony, laminate flooring, fitted wardrobe cupboards.

En-Suite
W: 10' 9" x L: 6' 6" (W: 3.27m x L: 1.99m)
Four piece suite comprising shower cubicle, low level wc set in vanity unit, wash hand basin set in vanity unit, bidet, tiled to principle areas, radiator, double glazed windows to side and front aspects.

Bedroom Two
W: 9' 10" x L: 3' 11" (W: 3.01m x L: 1.2m)
(Maximum measurements) Double glazed window to rear aspect, fitted wardrobe cupboards, radiator, laminate wood effect flooring.

Bedroom Three
W: 8' 11" x L: 7' 4" (W: 2.72m x L: 2.24m)
Double glazed window to rear aspect, radiator, fitted shelving.

Bathroom
W: 5' 7" x L: 15' 4" (W: 1.69m x L: 4.68m)
Coloured suite comprising panelled corner bath, two wash hand basins, close coupled low level WC, bidet, separate shower cubicle, two double glazed obscured windows to side aspect, tiled to principle areas.

OUTSIDE
The property occupies a generous corner plot with off road parking at the front leading to the double garage, the generous side garden is mainly shingled and mature planting. The rear garden is predominantly laid with patio with a sunken water feature.

Garage
Up and over door to the front, personal door to landing, plumbing for washing machine, power points, wall mounted utility meters, overhead storage space access via retractable ladder,

