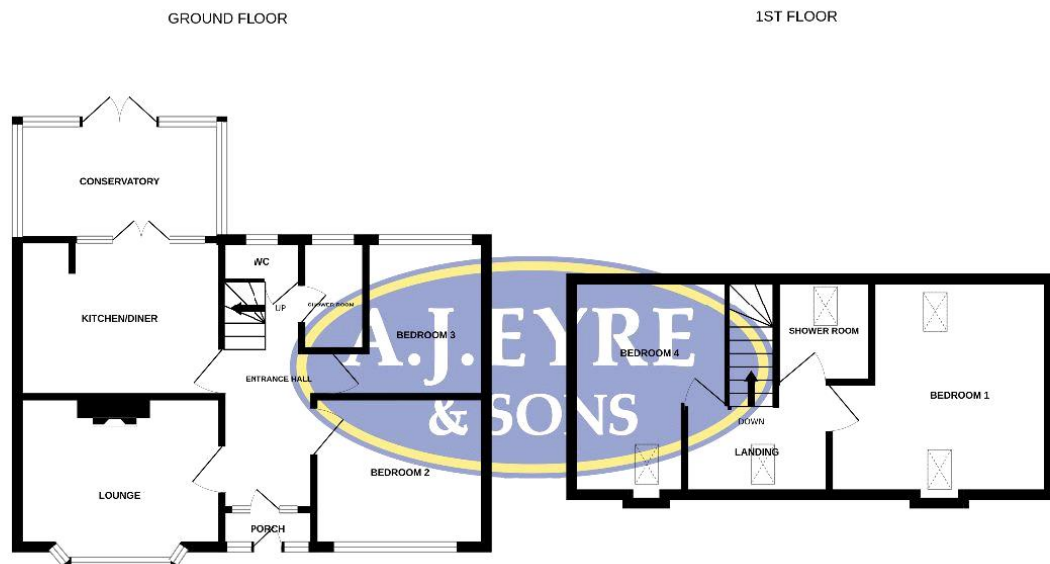




PRICE: £415,000



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	87	91
(69-80) C		
(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.

To verify flood risk of this property please see the following link;

<https://check-long-term-flood-risk.service.gov.uk/risk>



Warfield Avenue, Waterlooville, PO7 7JN

GREATLY IMPROVED AND EXTENDED FOUR DOUBLE BEDROOM SEMI DETACHED BUNGALOW just on the outskirts of Waterlooville Town Centre. Accommodation boasting TWO SHOWER ROOMS, separate ground floor cloakroom, kitchen / breakfast room, conservatory and extensive off road parking leading to the garage.

Entrance Porch
Double glazed front door, double glazed Georgian style obscured side panels, tiled flooring, internal double glazed door to entrance hall.

Entrance Hall
Double glazed front door, double glazed side panels, stairs to the first floor, radiator, newly fitted carpet, coved and smoothed ceiling.

Cloakroom
Suite comprising close coupled low level wc, wash hand basin, double glazed obscured window to rear aspect, tiled to principle areas, coved and smoothed ceiling.

Ground Floor Shower Room
Suite comprising walk in shower cubicle with wall mounted shower, wash hand basin set in vanity unit, tiled to principle areas, double glazed obscured window to rear aspect, coved and smoothed ceiling with extractor fan, chromium ladder style radiator.

Kitchen / Breakfast Room
Modern matching range of wall and base units complemented with work surfaces over incorporating stainless steel sink unit with mixer tap and drainer, electric hob with stainless steel splashback, electric oven below and extractor canopy over, space for fridge / freezer, integrated undercounter fridge, space and plumbing for washing machine, wall mounted boiler for central heating, space for table and chairs, double glazed window to side aspect, wood effect flooring, double glazed French doors and side panels to conservatory, coved and smoothed ceiling, radiator.

Conservatory
Feature brick base with double glazed windows to side and rear aspects, double glazed French doors to garden, double glazed French doors to kitchen, tiled flooring, radiator, power points, glass self cleaning tinted roof.

Lounge
(Maximum measurements into Bay window).
Double glazed Georgian style bay window to front aspect, feature fireplace with polished stone surround, hearth, and mantle with inset electric living flame effect fire, newly fitted carpet, radiator, coved and smoothed ceiling.

Bedroom One
Double glazed Georgian style window to front aspect, radiator, coved and smoothed ceiling.

Bedroom Two
Double glazed window to rear aspect, radiator, coved and smoothed ceiling.

FIRST FLOOR
Landing. Velux style window to front aspect, access to eaves storage.

Bedroom Three
Velux style windows to front and rear aspects, radiator, access to eaves storage.

Bedroom Four
(Maximum floor measurements, some restricted head height).
Velux style window to front aspect, radiator, access to eaves storage.

Shower Room
Suite comprising shower cubicle with wall mounted shower, wash hand basin set in vanity unit, close coupled low level wc, chromium ladder style radiator, tiled to principle areas, velux style window to rear aspect.

OUTSIDE
The frontage is predominantly block paved to create extensive off road parking leading to the detached garage. Feature rendered brick wall serves the front boundary. Gated access leads to the side and rear garden which benefits from a east / south aspect. Extensive patio / seating area leads down the side and across the rear of the property with the remainder mainly laid with lawn, panelled fencing complement the side and rear boundaries, two outside taps, wall mounted solar panel manifold, and personal access into the garage.

Garage
Up and over door to the front, power points, lighting, personal door to the garden.

Additional Information
Please note the property benefits from solar panels on the roof at the rear. The vendor has confirmed that these have been purchased outright with a number of years still to remain on the 10 year warranty.

