



While every attempt has been made to ensure the accuracy of the description, measurements, fixtures, fittings, and appliances are given as approximate and not guaranteed to be exact. The plan is for guidance only and should not be used as a basis for any contractual obligations. The actual layout and dimensions may vary from those shown on the plan. The agent is not responsible for any errors or omissions. The plan is for guidance only and should not be used as a basis for any contractual obligations. The actual layout and dimensions may vary from those shown on the plan. The agent is not responsible for any errors or omissions.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(81-91) B		
(69-80) C	73	
(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>

PRICE:£254,500

A.J.EYRE
& SONS



Valentine Court, Waterlooville, PO7 8LB

GREAT INVESTMENT or FIRST TIME PURCHASE. A J Eyre and Sons are delighted to market this TWO DOUBLE BEDROOM MIDDLE TERRACE HOUSE with GARAGE off the very popular Tempest Estate. Accommodation boasting lounge / dining room, kitchen, refitted bathroom, gas heating, CUL DE SAC LOCATION, garage in block

Entrance

Double glazed front door leading to entrance hall.

Entrance Hall

Laminate wood effect flooring, wall mounted consumer unit, smoothed ceiling with pin spot downlighting, internal door to lounge / dining room.

Lounge / Dining Room

W: 12' 4" x L: 18' 10" (W: 3.77m x L: 5.73m)

(Maximum measurements). Stairs to the first floor with understairs storage cupboard, double glazed window to front aspect, two radiators, laminate wood effect flooring, coved and textured ceiling.

Kitchen

W: 12' 4" x L: 8' 1" (W: 3.76m x L: 2.47m)

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 extractor canopy over, eye level double oven, space and plumbing for washing machine, space for freestanding fridge / freezer, tiled to principle areas, wall mounted Vaillant boiler for central heating, laminate wood effect flooring, double glazed window and door to rear aspect / garden, radiator, textured ceiling.

FIRST FLOOR

Loft access, textured ceiling.

Bedroom One

W: 12' 4" x L: 10' 5" (W: 3.76m x L: 3.17m)

(Maximum measurements including depth of fitted wardrobe cupboards). Double glazed window to front aspect, radiator, textured ceiling, fitted wardrobe cupboard.

Bedroom Two

W: 12' 5" x L: 8' 2" (W: 3.77m x L: 2.49m)

Double glazed window to front aspect, radiator, airing cupboard with shelving and hot water tank, coved and textured ceiling.

Bathroom

W: 8' 5" x L: 4' 9" (W: 2.56m x L: 1.44m)

Refitted modern suite comprising panelled double ended bath with mixer tap and wall mounted shower with shower screen, close coupled low level wc, wash hand basin set in vanity unit, tiled flooring and walls, white ladder style radiator, smoothed ceiling with pin spot downlighting.

OUTSIDE

The rear garden boasts patio / seating area adjoining the rear of the property with the remainder mainly laid with lawn, panelled fencing complement the side boundaries, gated rear access, outside tap, timber garden shed (to remain).

Garage

Please note the property benefits from a single garage which is housed in a block with parking.

