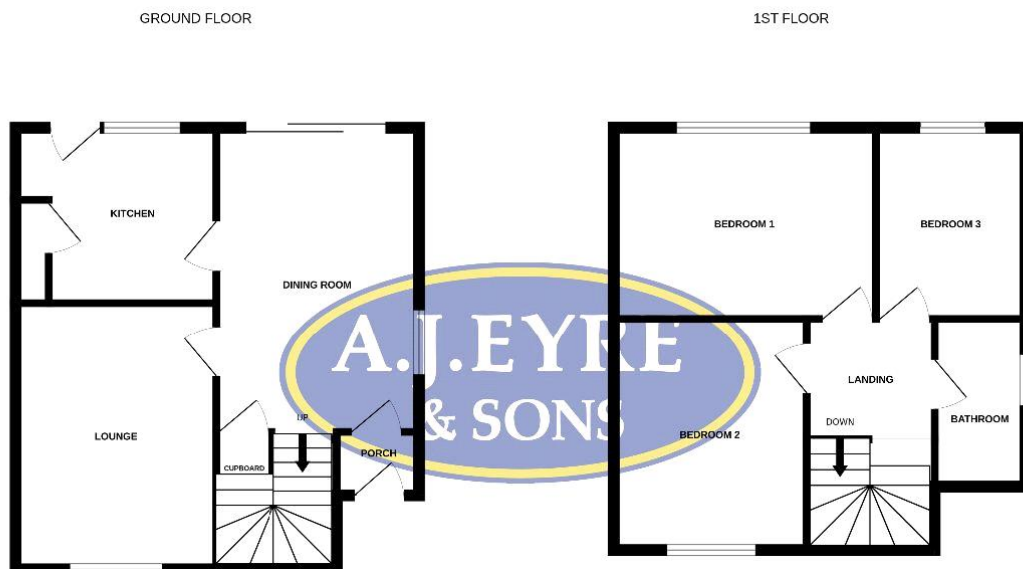


Offers Over £300,000



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 is given as to their operability or efficiency can be given.
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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>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B		
(69-80) C		
(55-68) D		45
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Roundway, Waterlooville, PO7 7QD

LOOKING FOR A PROJECT ? A J Eyre and Sons are delighted to market this **THREE BEDROOM SEMI DETACHED HOUSE REQUIRING MODERNISATION THROUGHOUT**. Accommodation boasting lounge with separate dining room, corner plot, driveway, detached garage, close proximity to Waterlooville and easy access to the A3(M)

Covered Entrance

Double glazed front door, internal glazed door to dining room.

Dining Room

W: 10' 3" x L: 15' 1" (W: 3.12m x L: 4.59m)

Double glazed sliding patio doors to garden and rear aspect, double glazed window to side aspect, two radiators, stairs to the first floor with understairs storage cupboard.

Kitchen

W: 10' 5" x L: 8' 11" (W: 3.18m x L: 2.72m)

Basic range of wall and base units complemented with double drainer sink unit with mixer tap over, space for cooker, floor based boiler, larder style cupboard with shelving, double glazed window and door to rear aspect / garden, tiled to principle areas.

Lounge

W: 9' 11" x L: 15' 6" (W: 3.03m x L: 4.72m)

Feature fireplace with wood surround with gas fire, double glazed window to front aspect.

FIRST FLOOR

Landing, loft access.

Bedroom One

W: 13' 8" x L: 8' 11" (W: 4.18m x L: 2.71m)

Double glazed window to rear aspect, radiator.

Bedroom Two

W: 10' 5" x L: 12' (W: 3.16m x L: 3.65m)

Double glazed window to front aspect, radiator.

Bedroom Three

W: 7' 4" x L: 8' 11" (W: 2.24m x L: 2.73m)

Double glazed window to rear aspect, radiator.

Bathroom

W: 4' 5" x L: 11' (W: 1.34m x L: 3.37m)

Suite comprising panelled bath, pedestal wash hand basin, low level wc, double glazed obscured window to side aspect, tiled to principle areas, radiator, wall mounted electric / light heater.

OUTSIDE

The frontage boasts dropped kerb giving access to driveway providing off road parking leading to the garage. The garage has an up and over door to the front, personal door to the side / rear garden. The rear garden boasts gated side access leading to the front.

