



Princes Drive, Waterloooville, PO7 7QN

NO FORWARD CHAIN is offered with this **TWO BEDROOM SEMI DETACHED BUNGALOW** off the popular Highfield development in Waterloo. Features include lounge / dining room, modern boiler, extensive block paved driveway for off road parking leading to the detached garage. **SOME MODERNISATION REQUIRED.**

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+) A			
(81-91) B			86
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Entrance Porch

Double glazed front door, double glazed obscured windows to front and side aspects, smoothed ceiling, internal double glazed door to entrance hall.

Entrance Hall

Radiator, coved and textured ceiling, storage cupboard with utility meters and consumer unit, access to loft area via pull down ladder with light.

Lounge / Dining Room

W: 14' x L: 14' (W: 4.26m x L: 4.27m)

(Maximum measurements).

Feature fireplace with wood mantle and surround, inset electric fire, double glazed windows to front and side aspects, radiator, coved and textured ceiling.

Kitchen

W: 9' x L: 10' 2" (W: 2.74m x L: 3.1m)

Matching range of wall and base units complemented with work surfaces over, stainless steel sink unit with mixer tap and drainer, space for cooker, space for fridge / freezer, space and plumbing for washing machine, airing cupboard housing hot water tank and shelving, wall mounted 'Ideal' boiler for central heating (installed July 2024), tiled to principle areas, double glazed window to side aspect, double glazed door to side aspect, coved and textured ceiling.

Bedroom One

W: 12' 1" x L: 11' 4" (W: 3.69m x L: 3.45m)

(Maximum measurements including depth of fitted wardrobe cupboards).

Double glazed window to rear aspect, radiator, mirror fronted fitted wardrobe cupboards.

Bedroom Two

W: 8' 11" x L: 11' 3" (W: 2.73m x L: 3.44m)

(Measurements not including fitted wardrobe cupboard).

Double glazed window to rear aspect, radiator, fitted wardrobe cupboard, coved and textured ceiling.

Bathroom

W: 7' 1" x L: 7' 5" (W: 2.16m x L: 2.27m)

Suite comprising panelled bath with wall mounted shower, low level wc and wash hand basin set in vanity unit, chromium ladder style radiator, double glazed obscured window to front aspect, tiled to principle areas, coved and textured ceiling.

OUTSIDE

The entire frontage is now block paved to create extensive off road parking leading down to the detached garage. The rear garden boasts patio / seating area adjoining the rear of the property with the remainder of the rear mainly laid with lawn, panelled fencing complement the side and rear boundaries, personal door to the garage, timber garden shed to remain, outside tap.

Garage

W: 8' x L: 16' 4" (W: 2.45m x L: 4.97m)

Up and over door to the front, personal door to the side / garden, power and lighting.

