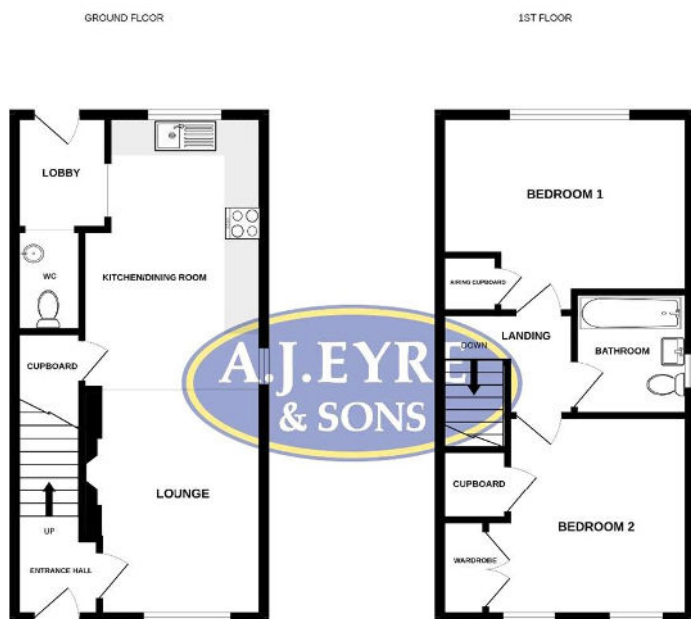




PRICE: £305,000



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, windows, doors and any other details are approximate and no responsibility is taken for any errors, omissions or misstatements. The floorplan is for information only and should not be relied upon for any legal or prospective purposes. The floorplan, systems and appliances shown are not intended to represent any guarantee or warranty for the property or its efficiency or condition.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	83	
(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>



Pakenham Road, Waterlooville, PO7 3BY

NO FORWARD CHAIN is offered with this TWO DOUBLE BEDROOM SEMI DETACHED HOUSE in Pakenham Road. Accommodation boasts open plan integrated kitchen / dining room leading to lounge, ground floor cloakroom, modern first floor bathroom, good sized rear garden and block paved off road parking.

Entrance
Double glazed front door.

Entrance Hall
Stairs to the first floor, radiator, smoothed ceiling, door to lounge area.

Open plan kitchen / dining / lounge area W: 10' 1" x L: 28' 6" (W: 3.09m x L: 8.68m)
(Overall maximum measurements). Modern matching range of wall and base units complemented with work surfaces over incorporating 1½ bowl stainless steel sink unit with mixer tap and drainer, four ring gas hob with extractor canopy over and electric oven below, integrated dishwasher, washing machine and fridge / freezer, space for table and chairs, media wall with display alcoves and power, double glazed windows to front and rear aspects, two radiators, tiled to principle areas, understairs storage cupboard, smoothed ceiling, door to rear lobby.

Rear Lobby
Double glazed door to garden, radiator, smoothed ceiling.

Cloakroom
Close coupled low level wc, pedestal wash hand basin, tiled to principle areas, smoothed ceiling.

FIRST FLOOR
Landing, smoothed ceiling.

Bedroom One W: 11' 4" x L: 13' 9" (W: 3.45m x L: 4.19m)
(Maximum measurements including depth of fitted wardrobe cupboards). Two double glazed windows to front aspect, radiator, fitted wardrobe cupboard, airing cupboard with shelving, smoothed ceiling.

Bedroom Two W: 13' 9" x L: 9' 7" (W: 4.19m x L: 2.91m)
(Maximum measurements).
Double glazed window to rear aspect, radiator, fitted wardrobe cupboard, smoothed ceiling.

Bathroom W: 6' 6" x L: 6' 11" (W: 1.98m x L: 2.12m)
Modern suite comprising panelled bath with mixer tap, wall mounted shower and shower screen, pedestal wash hand basin, close coupled low level wc, shaver point, tiled to principle areas, smoothed ceiling with extractor fan, white ladder style radiator, double glazed obscured window to side aspect.

OUTSIDE
Block paved driveway providing off road parking leading down the side of the property. The rear garden boasts patio / seating area which stretches the full width of the property with an additional decked / seating area at the rear. The remainder is mainly laid with lawn, timber garden shed, outside tap, panelled fencing complementing the side and rear boundaries, gated access to the driveway.

