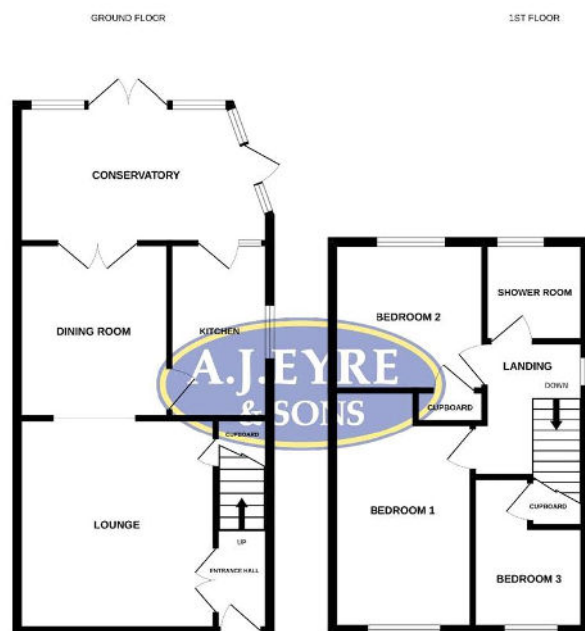




PRICE: £299,995



We warrant every effort has been made to ensure the accuracy of the floorplan contained here. Measurements of rooms, external areas and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance 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 made as to their condition or efficiency for any purpose. Made with Metrease 12/08/11



Lysander Way, Waterlooville, PO7 8LE

IN NEED OF MODERNISATION and OFFERED WITH NO FORWARD CHAIN. THREE BEDROOM SEMI DETACHED HOUSE in 'Tempest' Accommodation boasting lounge, separate dining area, conservatory, double glazing, gas heating, driveway providing off road parking, foot print of existing garage and easy access to A3(M).

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>

Covered Entrance
Double glazed front door.

Entrance Hall
Stairs to the first floor, textured ceiling, door to lounge.

Lounge
Double glazed window to front aspect, radiator, understairs storage cupboard housing wall mounted electrical fuse board, opening to dining area.

Dining Area
Double glazed French doors to Conservatory, opening to lounge, door to kitchen, radiator, textured ceiling.

Kitchen
Basic range of wall and base units complemented with work surfaces over incorporating stainless steel sink unit, space for cooker, space and plumbing for washing machine, wall mounted Vaillant boiler for central heating, tiled to principle areas, double glazed window to side aspect, double glazed door to conservatory / rear aspect, textured ceiling.

Conservatory
(Maximum measurements). Feature brick base with double glazed windows to side and rear aspect, double glazed French doors to garden / rear aspect, double glazed door to side aspect, laminate wood effect flooring, radiator, polycarbonate roof, power points.

FIRST FLOOR

Landing, double glazed window to side aspect, textured ceiling providing access to loft area.

Bedroom One
(Maximum measurements into recess area). Double glazed window to front aspect, radiator, textured ceiling.

Bedroom Two
Double glazed window to rear aspect, fitted storage / airing cupboard with shelving, radiator, textured ceiling.

Bedroom Three
(Maximum measurements). Double glazed window to front aspect, fitted storage / wardrobe cupboard, radiator, textured ceiling.

Shower Room
Shower suite comprising shower cubicle, wall mounted shower, wall mounted foldaway seat, grab rails, pedestal wash hand basin, close coupled low level wc, double glazed obscured window to rear aspect, textured ceiling, laminate tiled effect flooring.

OUTSIDE

The frontage benefits from a driveway providing off-road parking, with the remaining area laid to lawn. The garage is in substantial disrepair and is presently unsuitable for use. The rear garden boasts patio / seating area with steps leading to the lawn which stretches the full width of the garden and behind the garage.

