



**£335,000**  
**Shire Close**  
Waterlooville, PO7 8RQ



## PROPERTY SUMMARY

Located in the very popular 'Tempest' area of Waterlooville, we are delighted to offer for sale this superb 3 bedroom semi detached house in Shire Close. This property is presented to a very high standard and internal viewings are very strongly recommended. The property a fitted kitchen, modern bathroom suite, lounge, conservatory and 3 well proportioned first floor bedrooms. Externally there is a garage with additional driveway parking and a well presented low maintenance rear garden. The property offers convenient access to popular local schools and transport links. To arrange your viewing and avoid disappointment contact us acting as sole agents today!





**ENTRANCE HALL** Window to front aspect, stairs to first floor, door leading to:

**LOUNGE** 16' 2" x 10' 10" (4.93m x 3.3m) Bay window to front aspect, radiator, door to:

**KITCHEN** 14' 1" x 9' 3" (4.29m x 2.82m) A range of wall and base units with work surfaces over incorporating one and a half bowl stainless steel sink unit with mixer tap and drainer, space for cooker, space and plumbing for washing machine, space for free standing fridge / freezer, under stairs storage cupboard, radiator, window to rear aspect, door to:

**CONSERVATORY** 13' 11" x 8' 0" (4.24m x 2.44m) Windows to side and rear aspect, doors to rear garden, door to garage, radiator.

**LANDING** Access to all first floor rooms, access to loft.

**BEDROOM 1** 14' 9" x 7' 10" (4.5m x 2.39m) Window to front aspect, radiator, fitted wardrobes.

**BEDROOM 2** 8' 10" x 7' 9" (2.69m x 2.36m) Window to rear aspect, radiator, fitted wardrobes.

**BEDROOM 3** 9' 8" x 6' 0" (2.95m x 1.83m) Window to front aspect, radiator.

**BATHROOM** Window to rear aspect, heated towel rail, panelled bath with shower over, wash hand basin, W.C.

#### **OUTSIDE**

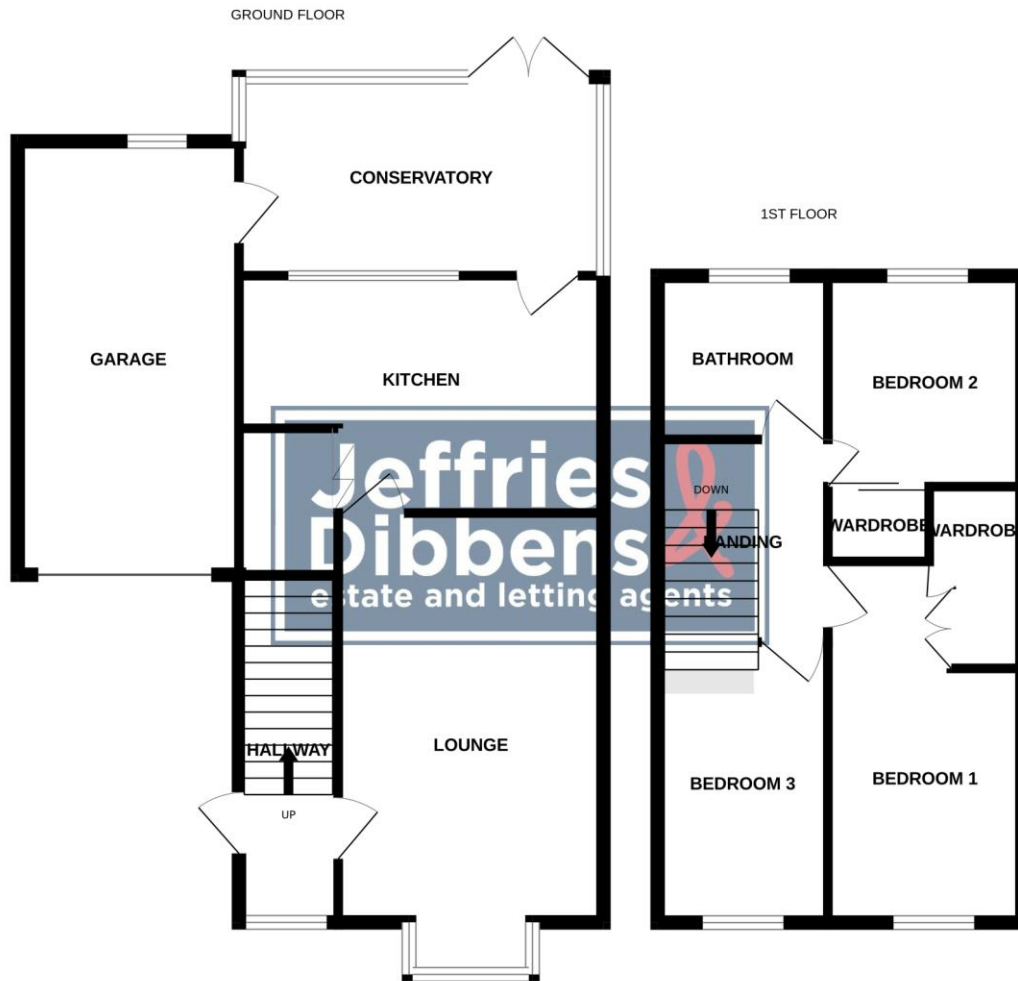
**GARAGE** 16' 7" x 9' 0" (5.05m x 2.74m) Window to rear aspect, wall mounted boiler, roller garage door, private door to conservatory.

**REAR GARDEN** Gated rear access, artificial lawn, patio laid area, timber shed,

**FRONT GARDEN** Access to garage, partly block paved driveway providing off road parking.







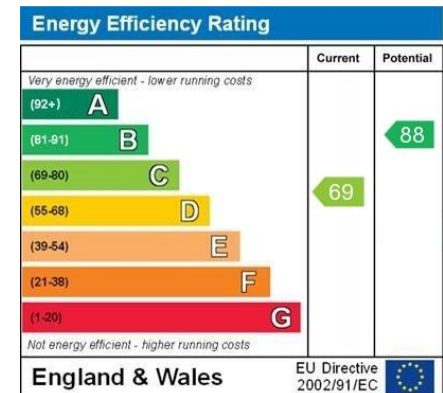
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCAL AUTHORITY**  
Havant Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only



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