

£315,000

Harkness Drive

Waterlooville, PO7 8SS

PROPERTY SUMMARY

We are delighted to offer for sale this 3 bedroom semi detached property located in a popular area of Tempest in Waterlooville. The property has been adapted so that it now offers 3 reception rooms but could be converted back to its original footprint. In addition there is a first floor bathroom, ground floor WC, fitted kitchen and conservatory. Externally there is a low maintenance rear garden and off road parking to the front for 3 vehicles. We believe this property offers a lot of potential for further improvement throughout and internal viewings are recommended.





ENTRANCE HALL Door to side, bi-fold door to:

WC Window to front aspect, radiator, WC, hand wash basin, door to reception room/office.

KITCHEN 11' 9" x 10' 2" (3.58m x 3.1m) Windows to front and side aspects, radiator, range of fitted cupboards, units and work surfaces with inset sink unit and 'hose' style mixer tap, 'Range' style cooker with extractor over, plumbing for washing machine, pull out breakfast bar, door to:

UTILITY ROOM Space and plumbing for appliances, door to:

STUDY/RECEPTION 10' 2" x 7' 11" (3.1m x 2.41m) Radiator.

HALLWAY Stairs to first floor, door to:

LOUNGE 12' 5" x 12' 11" (3.78m x 3.94m) Sliding doors to rear, radiator, door to:

RECEPTION ROOM 12' 1" x 7' 9" (3.68m x 2.36m) Window to rear aspect, radiator.

CONSERVATORY 10' 8" x 9' (3.25m x 2.74m) Sliding doors to rear and side, radiator, under floor heating.

FIRST FLOOR Landing - Access to loft, airing cupboard, doors to:

BEDROOM 1 15' 6" x 8' 8" (4.72m x 2.64m) Windows to side and rear aspect, radiator.

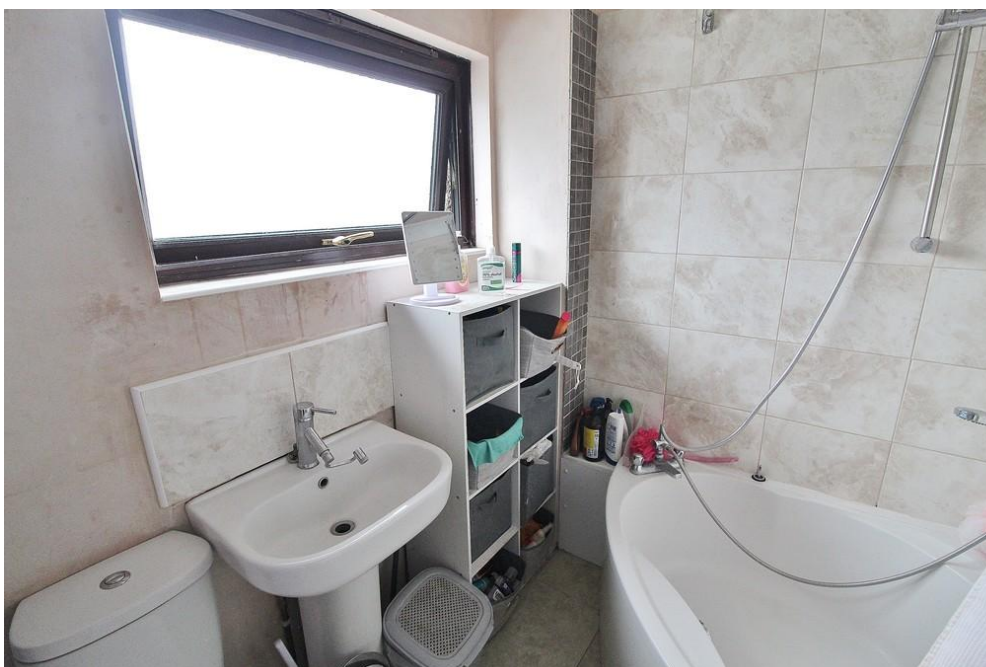
BEDROOM 2 12' 3" x 9' 8" (3.73m x 2.95m) Window to rear aspect, radiator.

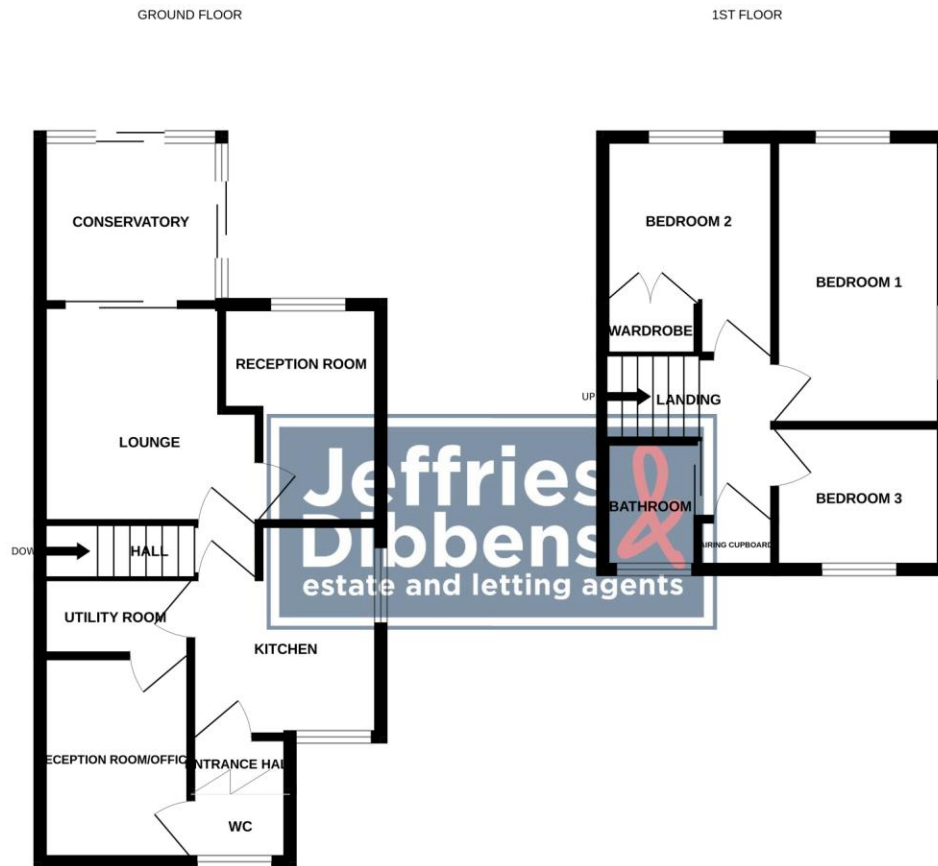
BEDROOM 3 8' 9" x 8' 9" (2.67m x 2.67m) Window to front aspect, radiator.

BATHROOM Window to front aspect, heated towel rail, corner bath with shower over, hand wash basin, WC.

OUTSIDE Front - Paved and providing off road parking for at least 3 vehicles.

REAR GARDEN Good sized rear garden which is fully paved and has both side and rear access, shed, power points, lights and heaters to remain.





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. Made with Metropix 5.0.024

LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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