



**£260,000**  
**Vine Coppice**  
Waterlooville, PO7 5DU

## PROPERTY SUMMARY

Situated within a quiet cul-de-sac we are delighted to offer for sale this wonderful property which has been modernised and enhanced by the current owners and now boasts an open plan modern fitted kitchen opening on the lounge with a conservatory. To the first floor you will find two good size bedrooms and a family bathroom suite. To the rear of the property there is a tiered garden with patio areas, lawn and borders with a driveway providing off road parking. To arrange your viewing contact us acting as sole agents today!





**PORCH** Door leading to:

**KITCHEN/LOUNGE** 23' 11" x 11' 7" (7.29m x 3.53m)

Windows to front and rear aspect, radiator, stairs leading to first floor, a range of wall and base units incorporating sink unit, built in oven with hob and fan over, space and plumbing for washing machine and dish washer, space for fridge, door leading to:

**CONSERVATORY** Radiator, door to rear garden.

**LANDING**

**BEDROOM 1** 12' 8" x 8' 6" (3.86m x 2.59m) Window to rear aspect, radiator, built in storage cupboard.

**BEDROOM 2** 11' 7" x 6' 2" (3.53m x 1.88m) Window to front aspect, radiator.

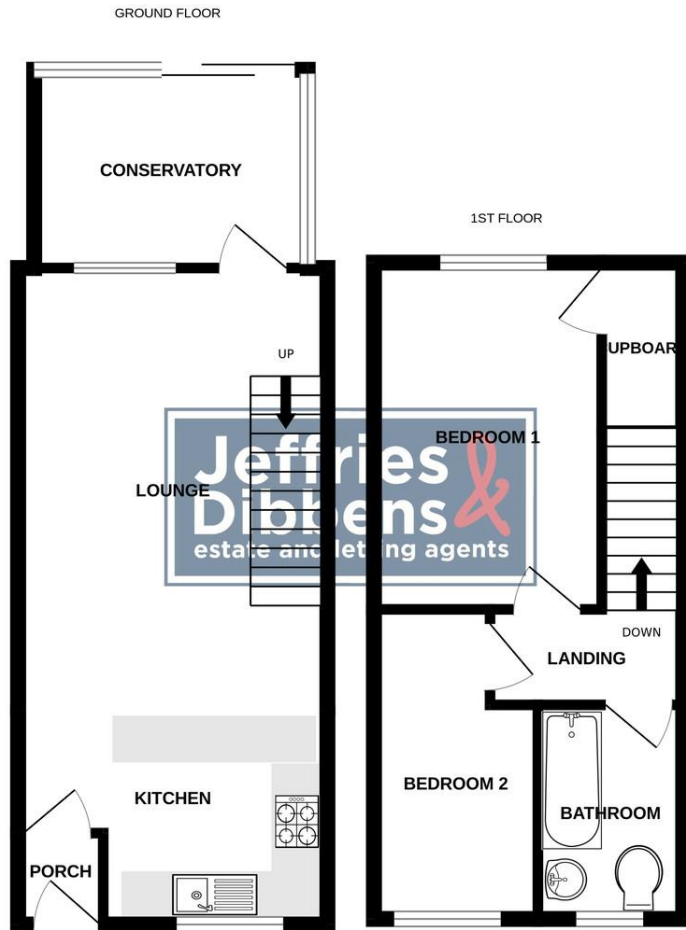
**BATHROOM** Window to front aspect, heated towel rail, panel enclosed bath with shower over, wash hand basin and WC.

**REAR GARDEN** Gated rear access, decking area, patio area, sleeper borders.

**FRONT** Block paved driveway providing off road parking.

**ALLOCATED 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 B

**VIEWINGS**  
 By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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