



**£350,000**

**Elizabeth Road**

Waterlooville, PO7 7DN

## PROPERTY SUMMARY

We are delighted to offer for sale this beautifully presented extended 3 bedroom property in Elizabeth Road. This wonderful family home is presented for sale in a superb condition throughout and internal viewings are very strongly advised. The property boasts 3 double first floor bedrooms, a modern fitted bathroom suite, a through lounge/diner, downstairs W.C and extended modern fitted kitchen. There is also a large blocked paved driveway providing off road parking for multiple vehicles, garage and good sized rear garden. Early interest is expected and internal viewings are recommended. To arrange yours contact us as sole agents today.





**ENTRANCE HALL** Under stair storage recess, large walk-in storage cupboard, stairs to first floor, doors to:

**WC** 5' 09" x 3' 02" (1.75m x 0.97m) Window to front aspect, WC, wash hand basin, radiator.

**KITCHEN/BREAKFAST ROOM** 21' 05" max x 11' 08" max (6.53m x 3.56m) Window to rear, radiator, range of fitted cupboards, units and work surfaces with inset double bowl stainless steel sink unit, breakfast bar, 4 ring gas hob, oven with extractor fan, integrated fridge, washing machine & dishwasher, storage cupboard with meters, double doors leading to rear garden.

**LOUNGE/DINER** 21' 09" x 10' 05" (6.63m x 3.18m) Bow window to front aspect, radiator, electric fire unit, double doors leading to kitchen.

**FIRST FLOOR** Landing - airing cupboard housing boiler, access to the loft doors leading to:

**BEDROOM 1** 13' 09" x 8' 08" (4.19m x 2.64m) Window to rear aspect, radiator, storage cupboard.

**BEDROOM 2** 12' 06" x 8' 08" (3.81m x 2.64m) Window to rear aspect, radiator.

**BEDROOM 3** 10' 05" x 7' 09" (3.18m x 2.36m) Window to front aspect.

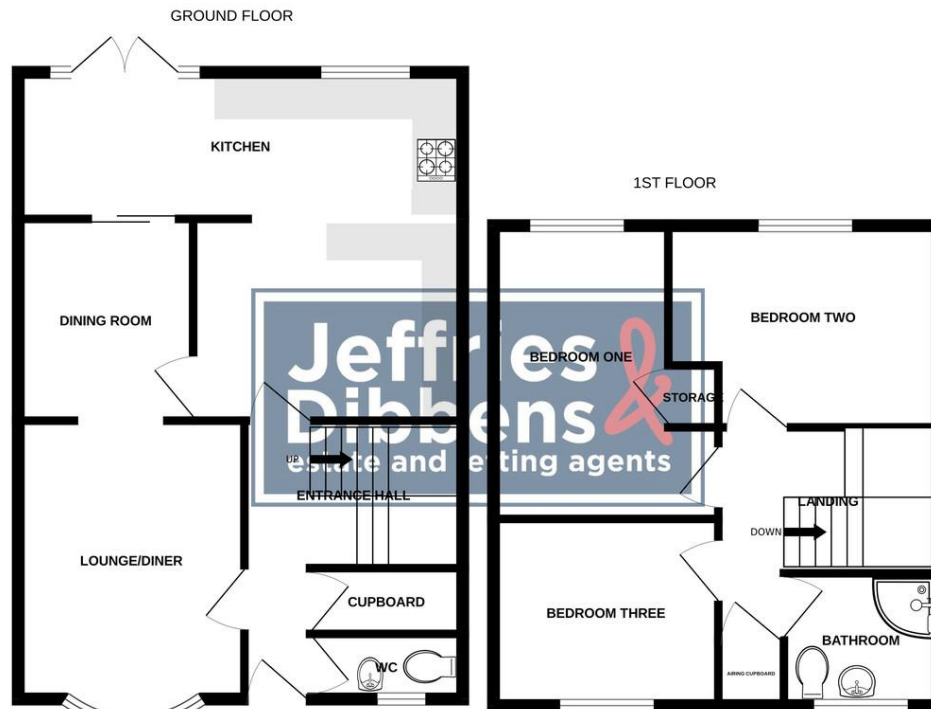
**SHOWER ROOM** 6' 10" x 6' 01" (2.08m x 1.85m) Window to front aspect, curved shower cubicle, WC, hand wash basin, radiator.

#### **OUTSIDE**

**FRONT GARDEN** Large paved driveway providing off road parking, access to garage.

**REAR GARDEN** Rear gated access, door leading to garage, outside tap, outside light, lawned area with extensive patio.

**GARAGE** 20' 06" x 8' 09" (6.25m x 2.67m) Up and over door, light & power, personal door and window to rear garden.



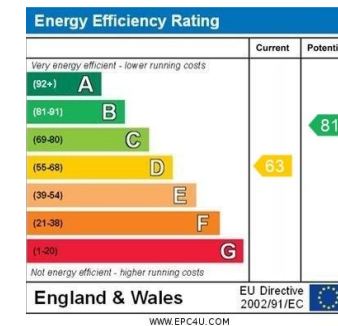
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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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