



London Road, Waterlooville Guide Price £290,000

NO UPWARD CHAIN - Possible QUICK MOVE | FIRST TIME BUYER - time to fly the nest? Imagine being in your own space. NO STAMP DUTY! | Three bedrooms - two well-proportioned double bedrooms and a third single. WFH? No need to move your work stuff from the living room when people come round | Downstairs toilet - ideal for busy young families and no need for guests to go upstairs to the bathroom | Good sized terraced rear garden - ideal for entertaining in the summer months and al-fresco dining | Got a car? Need space for your visitors to park? TWO allocated off road parking spaces | Prime location: Situated on London Road and within an arm's reach of a variety of shops, eateries and pubs | Close to a number of GOOD Ofsted rated schools | Just over 2 miles to Rowlands Castle Station | Great road links - short drive to the A3(M) which provides great connection to London and the South Coast



A 3 Bedroom Mid-Terraced House Which Offers A Comfortable Living Space In A Convenient Location. This home will appeal to a variety of potential buyers, including first-time buyers, small families / couples, professionals, or even those looking to downsize.

If you are an investor / landlord looking for an immediate return on investment this home is ready for your first tenant to move in and you can expect an annual income of £13,200.

In a small terrace of similar properties, nestled within the sought-after locale of Waterlooville, a town well-connected by road to Portsmouth, with easy access to the A3(M) for travel to London or the South Coast. Imagine your weekend stroll to the variety of local shops, eateries and pubs.

The living room is a nice space with a new carpet and you can create a cozy atmosphere by adding soft furnishings and décor that reflects your personal style.

Chances are you'll want to update the kitchen to a more modern design, but it does provide all the essential amenities for a functional and comfortable culinary experience. While it isn't the biggest, there is everything you need including plenty of storage space, work surfaces and natural light from the windows to the rear. There is plenty of space for a dining table and chairs - ideal for entertaining friends and family.

A downstairs toilet, hugely beneficial for busy young family lifestyles, completes the ground floor living space - no need for guests to go upstairs to use the bathroom.

When it's time to relax and re-charge your batteries there are three generously proportioned bedrooms - two DOUBLE rooms upstairs. And while it may not be the latest in modern design, the bathroom has a shower above the bath. You can have an invigorating shower in the morning or a relaxing soak after a hard day at work.



But that's not all - outside, you'll find a good sized terraced rear garden with patio space for you and your guests to catch the sun at different times of the day - a perfect space for hosting summer barbecues or just enjoying a glass of wine on a warm evening.

Own a car? You'll love the convenience of two allocated parking spaces for you and your visitors.

The town has a good selection of amenities, including a shopping centre, leisure facilities and parks, making it an ideal location for those who want the convenience of urban living without the hustle and bustle of a larger town. There are several reputable schools in the area, making it a practical option for families.

For those who enjoy the outdoors, the South Downs National Park is nearby, offering beautiful landscapes and trails for walking, cycling, running and other outdoor pursuits.

Priced to sell! Why wait? Give the friendly team at Leysbrook a call today and book your viewing - this home won't be on the market for long!

| ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - C

| GROUND FLOOR

Living Room: Approx 16' 3" x 15' 2" (4.95m x 4.62m)

Kitchen / Diner: Approx 15' 2" x 10' 3" (4.62m x 3.12m)

Downstairs Cloakroom: Approx 6' 0" x 3' 0" (1.83m x 0.91m)

| FIRST FLOOR

Bedroom One: Approx 14' 0" x 9' 0" (4.27m x 2.74m)

Bedroom Two: Approx 10' 8" x 8' 3" (3.25m x 2.51m)

Bedroom Three: Approx 7' 8" x 6' 8" (2.34m x 2.03m)

Bathroom: Approx 7' 9" x 6' 3" (2.36m x 1.91m)

| OUTSIDE

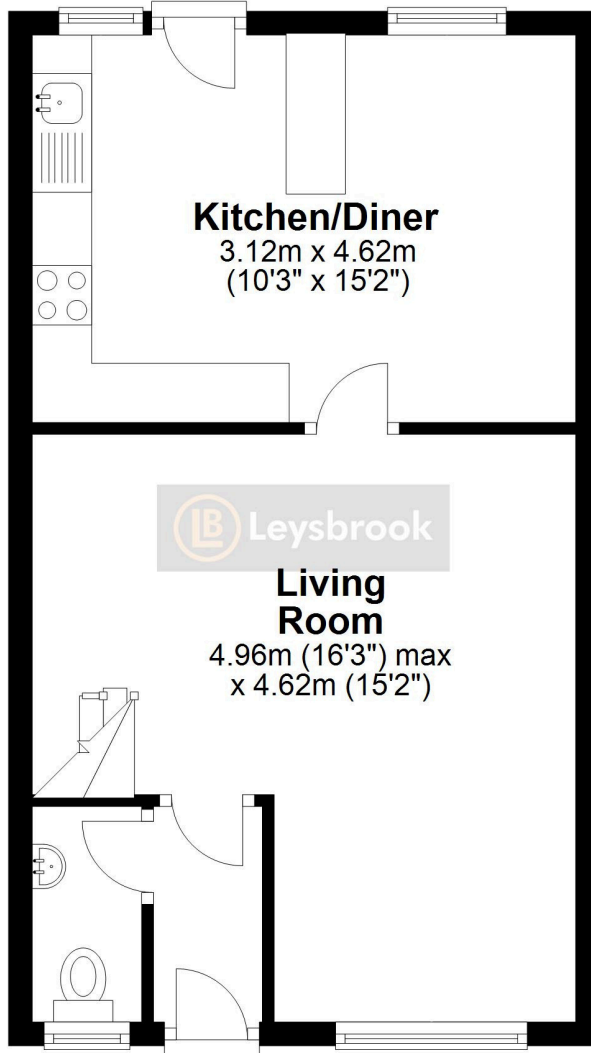
Two allocated off road parking spaces

Enclosed rear garden



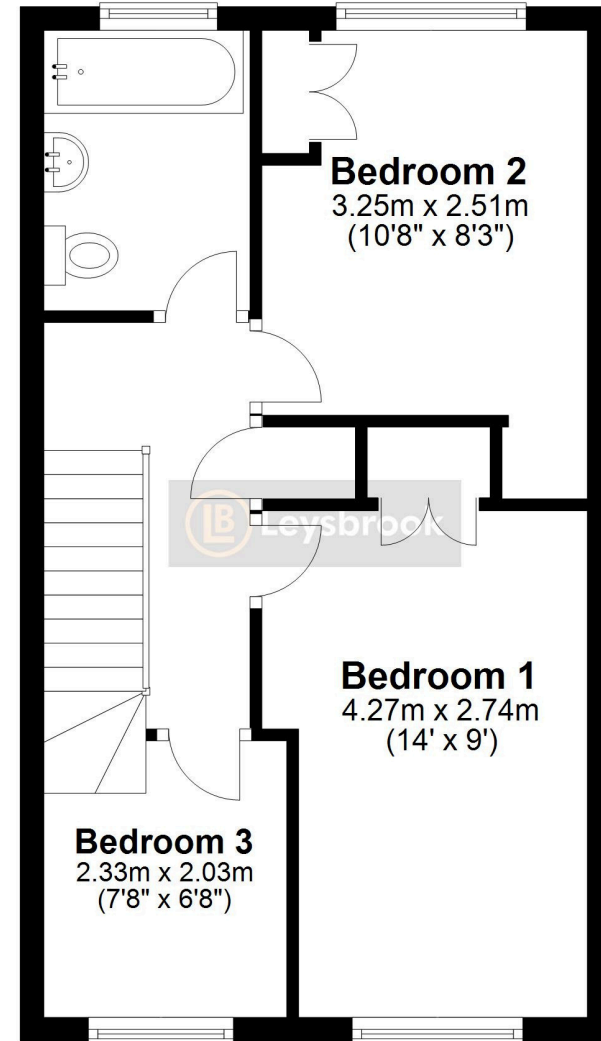
Ground Floor

Approx. 38.4 sq. metres (413.5 sq. feet)



First Floor

Approx. 37.7 sq. metres (406.3 sq. feet)



Total area: approx. 76.2 sq. metres (819.8 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.

Plan produced using PlanUp.



Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC