

Freehold £315,000

Merriitt Way, Waterlooville, Hampshire PO8 9WN



- Two Storey, Two Bedroom, Mid Terrace House
- Bathroom plus Downstairs Cloakroom
- South East Facing Rear Garden
- Approx. 684 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Two Parking Spaces

GENERAL DESCRIPTION

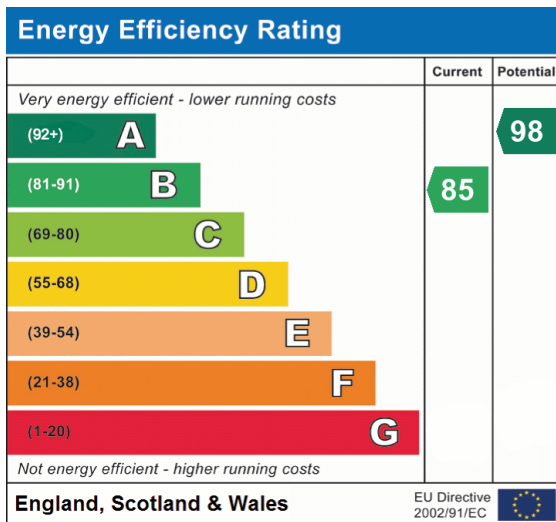
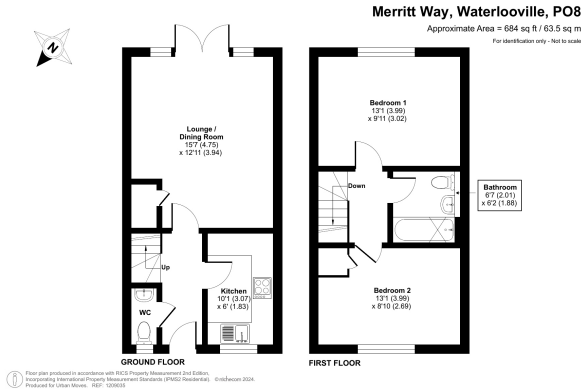
This smartly-presented property forms the middle of a short, three-house terrace and is part of a recently-built Linden Homes development on the semi-rural outskirts of Waterlooville. Internal layout is conventional with a cloakroom and sleek kitchen at the front and, at the rear, a reception room that opens onto a south-east-facing garden with patio and lawn. Upstairs are two comfortable double bedrooms and a stylish bathroom. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system have resulted in a very good energy-efficiency rating. The house comes with parking for two cars and is conveniently located for access to the A3. The town centre can also be reached via local bus or by brief bike ride. Ofsted list four primary schools and a secondary school within a mile-radius, all rated 'Good' and the nearest primary just a few minutes walk away.

Tenure: Freehold.

Council Tax: Band B, Havant Borough Council.

Please Note: This property is currently part-owned by Heylo Housing but is offered as a 100% open-market sale. Upon completion, the freehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.



DIMENSIONS

GROUND FLOOR

Entrance Hallway

Cloakroom

Kitchen

10' 1" x 6' 0" (3.07m x 1.83m)

Reception Room

15' 7" max. x 12' 11" max. (4.75m x 3.94m)

FIRST FLOOR

Landing

Bedroom 1

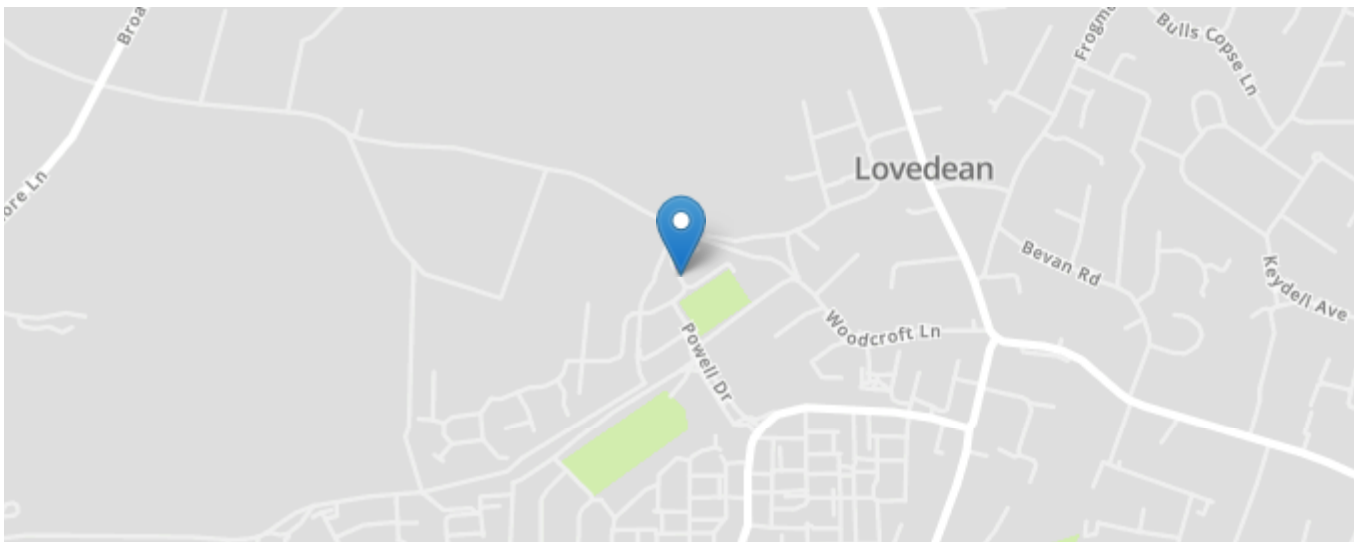
13' 1" x 9' 11" (3.99m x 3.02m)

Bathroom

6' 7" x 6' 2" (2.01m x 1.88m)

Bedroom 2

13' 1" max. x 8' 10" max. (3.99m x 2.69m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.