



PRICE: £335,000



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SECTIONS OF BUILDINGS MAY OCCASIONALLY REQUIRE WITHOUT LIMITATION, BUT WITHOUT LIABILITY, QUALITY OR ACCURACY OF DIMENSIONS.



Milton Road, Waterlooville, PO7 6AD

Three bedroom semi-detached family home for sale with NO FORWARD CHAIN. Features include a "hobby room" on the first floor, and a converted loft room with velux style window, accessed via retractable ladder. Externally there is off road parking and a good size SOUTH / WESTERLY ASPECT rear garden.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Agents notes:

We have not tested any systems or appliances and no warranty as to the condition or suitability is confirmed nor implied. All measurements are approximate.

These particulars are thought to be materially correct but their accuracy is not guaranteed and they do not form part of any contract.

To verify flood risk of this property please see the following link;

<https://check-long-term-flood-risk.service.gov.uk/risk>

Three bedroom semi-detached family home located in Milton road, in close proximity to local amenities and bus routes. The property is set back from the road, with a large frontage providing ample space for off road parking.

Located at the front of the property, the lounge benefits from an open fireplace and French doors to an outside decking area. The dining room can be accessed via the lounge and has a further set of French doors opening onto a second decking area. The dining room also has a useful understairs storage cupboard. The kitchen has matching wall and base units which incorporate; ceramic bowl and a half sink with mixer tap, double oven, five ring gas hob with extractor canopy over, space and plumbing for dishwasher. The utility room has space and plumbing for a washing machine, as well as additional under counter space for further appliances. The Vaillant combi boiler is located in the utility room and was renewed in 2021.

On the first floor there are three good size bedrooms, two of which benefit from built in cupboards. The master bedroom has double aspect windows, making it an especially bright room. The modern family bathroom incorporates; bath with shower over, pedestal handwash basin, WC, heated towel rail. There is also a "hobby room" on the first floor, which has a window and handwash basin. The current owner has previously used this room as a dark room for developing photos! The loft area has been converted and has light, power, a velux style window, and can be accessed via a retractable ladder.

Externally, the south westerly aspect rear garden is a good size, mainly laid to lawn, with two decking areas and a brick built shed for storage. This property is offered for sale with no forward chain.

