





Milton Road, Waterlooville PO7 6AW

fox & sons

welcome to

Milton Road, Waterlooville

We are delighted to offer to the market this extremely well presented three-bedroom semi- detached family home. The property is conveniently located to amenities and transport links with just a short walk to Waterlooville centre.

Entrance Porch
Via UPVC door. Double glazed to front aspect. Radiator, laminate flooring. Stairs leading to first floor. Doors to lounge/diner and kitchen.

Lounge / Diner
Double glazed window to front aspect. Double glazed window and sliding patio door to conservatory. Radiator, electric fireplace with hearth and mantel over. Storage cupboard, laminate flooring. Door to kitchen.

Kitchen
Double glazed windows to side and rear aspects. Range of wall and base units with work surface over incorporating one and a half bowl sink unit. Space for dishwasher, range style oven and hob with extractor hood over. Space for upright fridge/freezer and washing machine. Radiator, tiled flooring, spotlights. Double glazed door to side aspect.

Conservatory
Brick and double glazed with polycarbonate roof. Radiator, tiled flooring. Double glazed door to rear garden.

First Floor Landing
Double glazed to rear aspect. Carpeted flooring. Doors to:

Bedroom One
Double glazed to side and front aspects. Radiator, carpet flooring, built-in cupboard.

Bedroom Two
Double glazed to front aspect. Radiator, . Carpeted flooring, storage cupboard.

Bedroom Three
Double glazed window to rear aspect. Radiator, carpet flooring.

Bathroom
Double glazed to rear aspect. Panel enclosed bath with shower over, wash hand basin over vanity unit. Radiator.

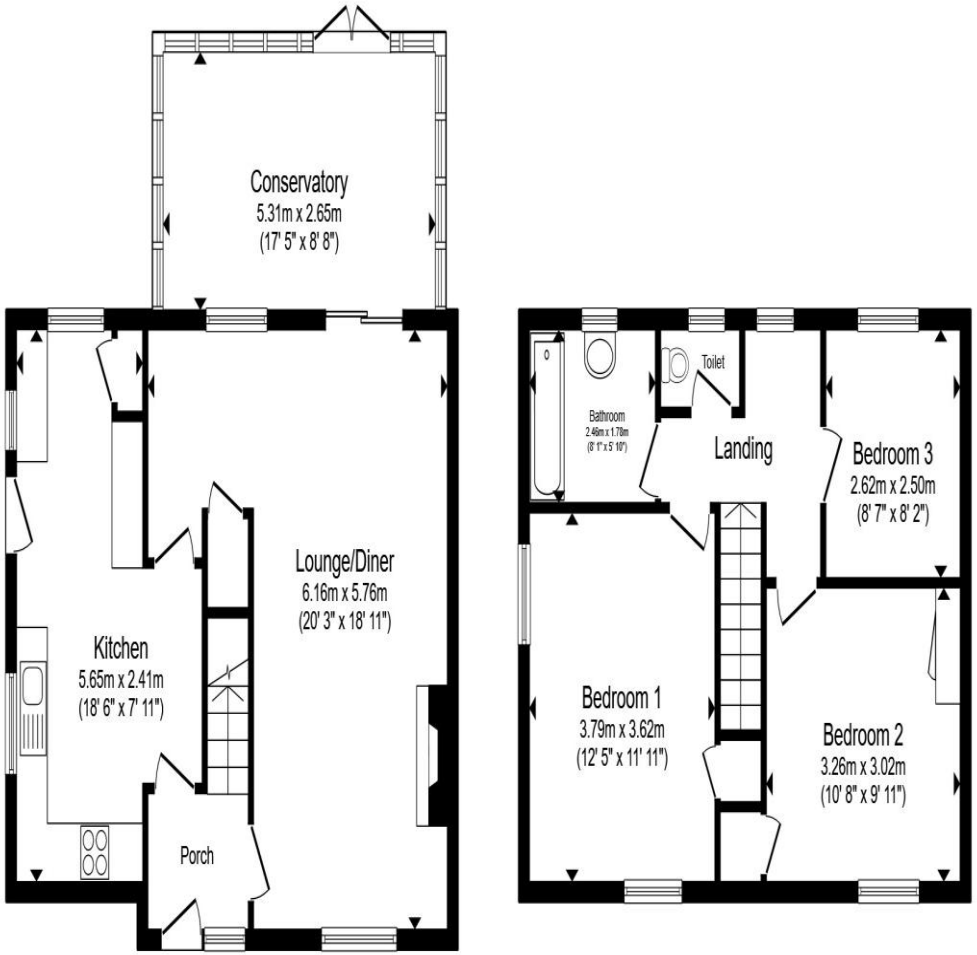
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Double glazed to rear aspect. Low level WC.

Outside

Front
Block paved and tarmac driveway, with hedging and flower beds, providing off road parking. Side pedestrian access to lean-to.

Rear Garden
Laid to patio and lawn with flower beds, greenhouse and shed. Rear pedestrian access.

Agents Note:
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor **First Floor**

Total floor area 113.3 m² (1,219 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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welcome to

Milton Road,

Waterlooville

- Semi Detached House
- Three Bedrooms
- Off Road Parking
- Great School Catchment Area
- Local Amenities & Transport Links

Tenure: Freehold EPC Rating: D
Council Tax Band: C



£350,000

view this property online fox-and-sons.co.uk/Property/WLV109973

The Property Ombudsman

Property Ref:
WLV109973 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons

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