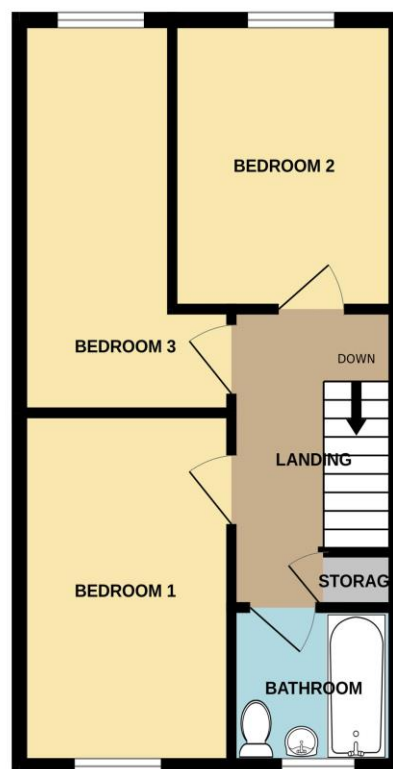
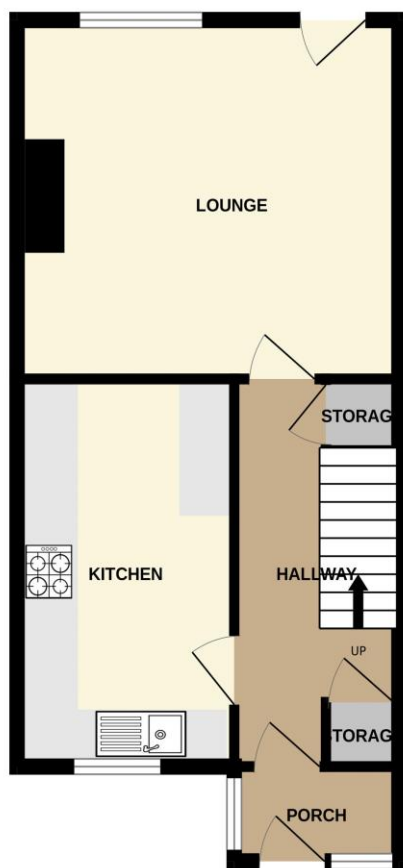




GROUND FLOOR

1ST FLOOR



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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16 Minerva Close

Waterlooville PO7 8BD

Price: £300,000

DESCRIPTION

Lovely 3 spacious bedroomed end of terrace house. Situated in a peaceful sought-after location, just over the road from Morelands Primary School and Portsmouth Golf Club; short walking distance to Southdowns College, local pub, and amenities; and close to the A3 for easy commuting. This corner plots position is rather secluded and not overlooked, with a maintained grass area adjacent. Very friendly neighbourhood in which properties do not come on the market too often. The property benefits from a large south facing garden, that is fully patioed, includes a shed, and has ample residents parking directly behind it. There is also residents parking at the front. The front garden is fenced in, has decorative paving, and low maintenance astro turf. Inside the property has had extensive refurbishment to a very modern high standard by the vendors. Upgrades include a new gloss white modern kitchen with integrated Bosch appliances (dishwasher, hob, oven and fridge/freezer), Worcester-Bosch high capacity combi boiler, Nest Wi-Fi smart thermostat, radiators, bathroom suite, luxury carpets (August 2023) / Quickstep laminate flooring, electrical RCD consumer unit, colour temp changeable led downlighting throughout and full decorating. Other notable features and upgrades to the house include a uPVC front porch, uPVC double glazing throughout, cavity wall insulation, insulated and boarded out loft for storage, and under stairs storage. The house has been beautifully done and is in immaculate condition, so ready to move into for a new owner. It would probably be perfect for either a growing family or a first time buyer, who want a very nice property that doesn't need any work, with associated uncertain renovation costs. The current owners have lived there for 7 years, but are now emigrating. Therefore the property benefits from being chain free, with the owners also being able to move out more or less immediately if required.

ACCOMMODATION

PORCH

HALLWAY

KITCHEN: 14' 1" x 8' 4" (4.29m x 2.54m)



LOUNGE: 13' 1" x 14' 7" (3.98m x 4.44m)

FIRST FLOOR

BEDROOM 1: 12' 10" x 8' 0" (3.91m x 2.44m)

BEDROOM 2: 10' 6" x 8' 7" (3.20m x 2.61m)

BEDROOM 3: 12' 8" x 5' 10" (3.86m x 1.78m)

BATHROOM

OUTSIDE

Front & Rear Gardens

