



**Viking Way, Waterlooville, PO8 0HP**  
**£315,000**





An impressive, airy three bedroom link detached house benefiting from a southerly aspect rear garden, off road parking and a garage!

Situated in the much requested village of Clanfield and equally close to Horndean village center this home offers the convenience of local shops, bars and transport links whilst feeling semi-rural.

Built in a striking design which maximizes the southerly light, this is a bright and open home. Decorated to a high standard and in ready to move into condition, this is a home not to be missed!

Call now for more information.



Tully & Co  
157-159 Albert Road, Southsea, Hampshire, PO4 0JW  
023 9273 2241





## OUTSIDE

Front garden enclosed with box hedging, gated driveway leading to the garage, covered porch to the front door.

## ENTRANCE HALL

A bright and airy space benefiting from a large full height window to the South aspect. This generous space boasts a vaulted ceiling taking full advantage of the natural light which fills the room. Doors lead to the garage, w/c, kitchen and lounge/diner, stairs rise to the first floor and there is rear access to the garden via a double glazed door. Radiator and stained oak flooring.

## LOUNGE/DINER

22'9" x 12'4"

Another bright room filled with natural light from the

two sets of patio doors. Smooth ceiling, double glazed patio doors to the rear and side aspects, feature open chimney breast with fireplace, two radiators, stripped wooden flooring.

## KITCHEN

12'3" x 7'9"

Smooth ceiling with inset spotlights, double glazed window to the front aspect, range of built in wall, base and drawer units in a modern white shaker style with work surface over. Range cooker (to remain), one and a half bowl stainless steel sink with mixer tap, cupboard housing wall mounted combination boiler, larder unit housing space for a built-in microwave, space and plumbing for a washing machine.

## W/C

Smooth ceiling, double glazed, obscured glass window to the rear aspect, low flush w/c, corner wall mounted wash hand basin with mixer tap, towel radiator.

## FIRST FLOOR LANDING

A large, double glazed picture window provides great natural light into this space. With doors to bedrooms one, two and three, bathroom and airing cupboard.

## BEDROOM ONE

12'4" x 8'9"

Smooth ceiling, double glazed picture window to the rear aspect, radiator.

## BEDROOM TWO

12'4" x 8'

Smooth ceiling, double glazed window to the front aspect, radiator.

## BEDROOM THREE

8'4" maximum x 7'9"

Smooth ceiling, double glazed window to the rear aspect, radiator.

## BATHROOM

Smooth ceiling with inset spotlights, double glazed, obscured glass window to the side aspect, panel enclosed bath with shower over and mixer taps, wall mounted wash hand basin with mixer taps, low flush w/c, tiled to principle areas, towel radiator.

## GARDEN

A southerly aspect rear garden benefiting from a patio area to the side, accessed via the lounge/diner or alternatively from the entrance hall. Laid mainly to lawn with panel fencing and mature planting.

## GARAGE

16' x 8'

Accessed from the drive via an up and over door, power and lighting, personnel door from the entrance hall.

## FURTHER INFORMATION

Council Tax Band: D - £1,650 P/A

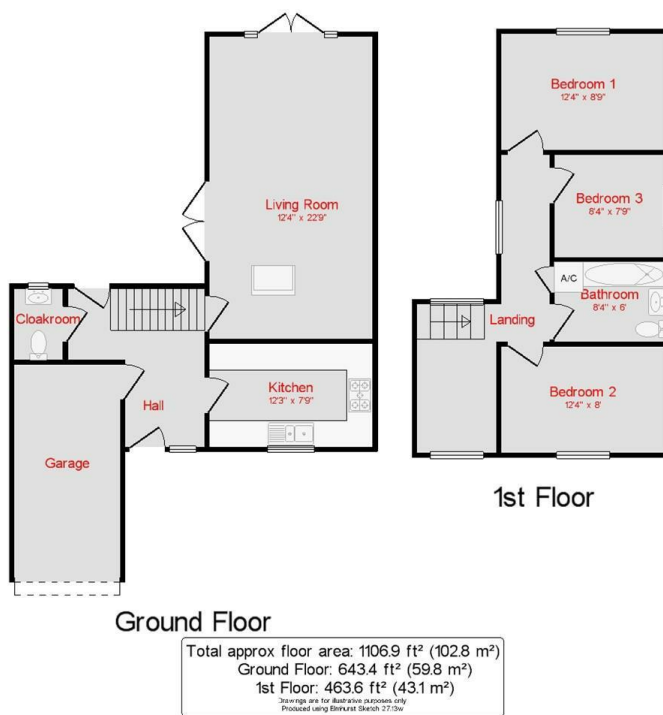


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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		83	(92 plus) A		81
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	61		(55-68) D		56
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

