



**Price**  
**£300,000**

**Freehold**

3x  1x  1x 

**Roselands,  
Waterlooville,  
Hampshire, PO8**

**OVER 60?**

Secure this property  
for up to **59% less!**



Video Tour available

**cubitt&west**  
Helping you move forwards



## Main features

- Quiet cul-de-sac location
- Front porch onto a bright and airy lounge
- Modern kitchen with fitted appliances
- Upstairs modern shower room
- Private sunny aspect rear garden

## Accommodation

### GROUND FLOOR

Entrance Porch

Lounge/Dining Room: 22'5 x 10'9  
(6.84m x 3.28m)

Kitchen: 10'7 x 7'9 (3.23m x 2.36m)

### FIRST FLOOR

Landing

Bedroom 1: 13'6 x 8'7 (4.12m x 2.62m)

Bedroom 2: 12'4 x 8'5 (3.76m x 2.57m)

Bedroom 3: 11'8 x 7'8 (3.56m x 2.34m)

Shower Room

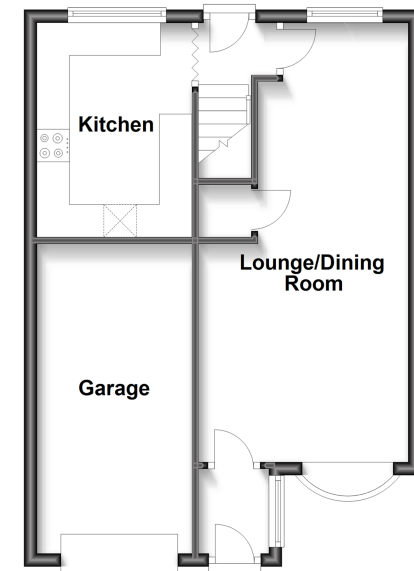
### OUTSIDE

Front and Rear Gardens

Garage and Off Road Parking

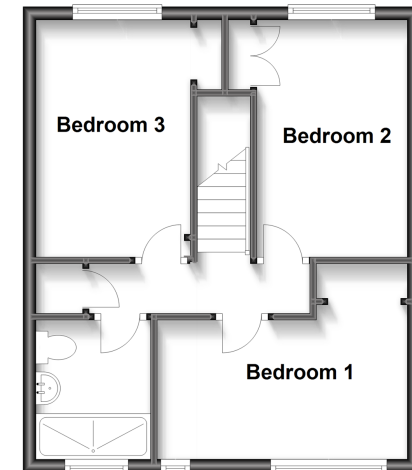
### Ground Floor

Approx. 43.6 sq. metres (469.7 sq. feet)



### First Floor

Approx. 38.4 sq. metres (413.6 sq. feet)



**Call Waterloo - 02392 267244 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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