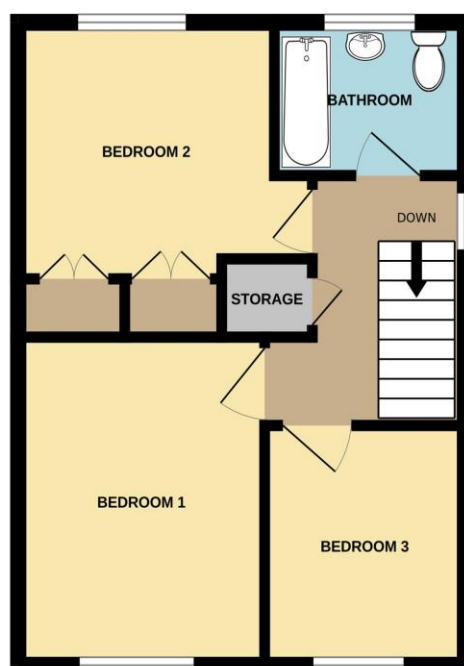




GROUND FLOOR  
519 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 884 sq.ft. (82.1 sq.m.) approx.

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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**Wainwright Estates**

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6 Spruce Avenue  
Waterlooville PO7 8HA

Price: £375,000

DESCRIPTION

Wainwright Estates are pleased to offer to the sales market this three bedroom detached family home. Originally the show home, this property is conveniently located near local schools and motorway links, and has been lovingly maintained by the current owner for over 22years. The property comprises to the ground floor of a lounge to the front, dining room to the rear, a kitchen with separate utility room and ground floor WC. Upstairs you will find three bedrooms and a family bathroom. Outside you can enjoy the privacy of the rear garden, plus there's a front garden, driveway and garage. Additional benefits include double glazing, gas central heating and the property is being offered with a complete onward chain.

ACCOMMODATION

HALLWAY

LOUNGE: 12' 3" x 12' 1" (3.73m x 3.68m)

DINING ROOM: 10' 5" x 8' 5" (3.17m x 2.56m)

KITCHEN: 10' 5" x 7' 7" (3.17m x 2.31m)

UTILITY ROOM: 7' 2" x 4' 4" (2.18m x 1.32m)

WC

FIRST FLOOR LANDING

BEDROOM 1: 11' 5" x 9' 0" (3.48m x 2.74m)

BEDROOM 2: 9' 6" (to front of wardrobes) x 9' 0" (2.89m x 2.74m)



BEDROOM 3: 8' 4" x 7' 3" (2.54m x 2.21m)

BATHROOM: 7' 1" x 5' 1" (2.16m x 1.55m)

OUTSIDE

REAR GARDEN

FRONT GARDEN & DRIVEWAY

GARAGE

