



**NESBITT & SONS**  
ESTATE AGENTS



**18 Bramley Close, Waterlooville, PO7 7SU**  
**Guide price £365,000**

\*\*\* Guide Price - £365,000 to £375,000 \*\*\*

This lovely detached family home is situated in a rarely available and much desired cul de sac location which is close to a wide range of shops and local amenities.

The property is in need of some modernisation with the internal accommodation briefly comprising of - entrance hall, downstairs cloakroom, living room, dining room, sun room, kitchen, three bedrooms and a family bathroom.

Outside there is a driveway and garage at the front of the property with gated side access leading to a good size enclosed westerly facing garden,

Viewing is strongly recommended to fully appreciate the accommodation and location on offer here.

Entrance Porch

Entrance Hallway

Downstairs Cloakroom

Living Room 17'3 x 11'5 (5.26m x 3.48m)



Sun Room 11'6 x 10'10 (3.51m x 3.30m)



Dining Room 9'11 x 9'9 (3.02m x 2.97m)



Kitchen 13'4 x 7'1 (4.06m x 2.16m)



Landing

Bedroom One 14'2 x 9'8 (4.32m x 2.95m)



Bedroom Two 11'8 x 10'1 (3.56m x 3.07m)



Outside

Garage

Garden



Bedroom Three 8'8 x 7'5 (2.64m x 2.26m)



Bathroom



