22 Rowlands Avenue

, Waterlooville, PO7 7RU

Asking price £400,000

Welcome to Rowlands Avenue, Waterlooville - a charming property that offers the perfect blend of character and modern living. This delightful chalet bungalow, boasts 4 bedrooms and 2 reception rooms spread across a generous 1,988 sq ft of living space.

Situated in a prime location, this property provides the convenience of being close to local shops while still offering a tranquil residential setting. The off-road parking for at least 2 vehicles as well as a garage with light & power ensures that parking will never be an issue for you or your guests.

With no forward chain, the process of making this property your new home is made even smoother. The spacious layout of this pre-war bungalow allows for comfortable living and the potential to create your dream space.

Don't miss out on the opportunity to own this beautiful property in Waterlooville. Contact us today to arrange a viewing and take the first step towards making this charming bungalow your new home.

- NO FORWARD CHAIN
- Four Double Bedroom Chalet Bungalow
- Off Road Parking & Garage
- Private Garden
- Modern Kitchen & Utility Space
- Upstairs Bathroom & Downstairs W.C.
- Close to Local Shops, Schools & Amenities
- Easy onto the A3(M)
- Gas Central Heating
- Double Glazed

Viewing

Please contact our ROK Marsh Office on 02393233267 if you wish to arrange a viewing appointment for this property or require further information.
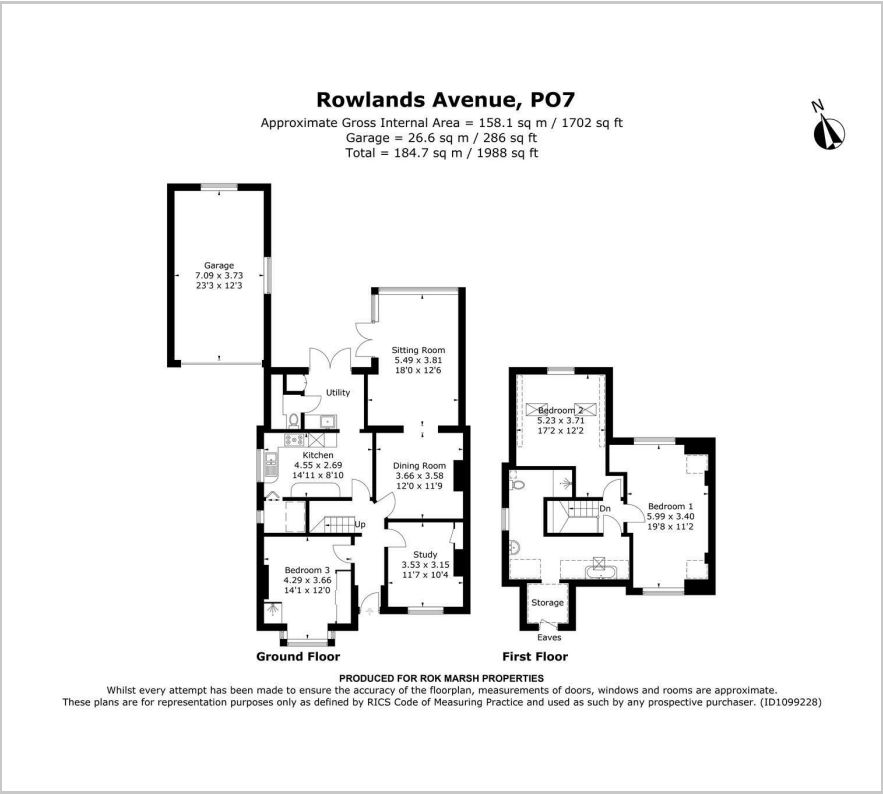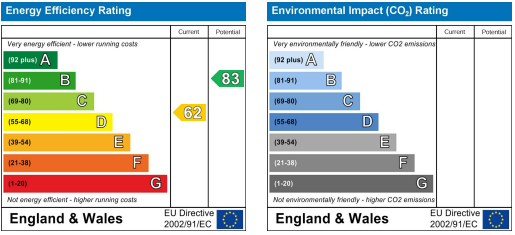
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Floor Plan

Rowlands Avenue, PO7

Approximate Gross Internal Area = 158.1 sq m / 1702 sq ft
Garage = 26.6 sq m / 286 sq ft
Total = 184.7 sq m / 1988 sq ft

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Garage
7.09 x 3.73
23'3 x 12'3

Sitting Room
5.49 x 3.81
18'0 x 12'6

Utility

Kitchen
4.55 x 2.69
14'11 x 8'10

Dining Room
3.66 x 3.58
12'0 x 11'9

Bedroom 2
5.23 x 3.71
17'2 x 12'2

Up

Dn

Bedroom 1
5.99 x 3.40
19'8 x 11'2

Bedroom 3
4.29 x 3.66
14'1 x 12'0

Study
3.53 x 3.15
11'7 x 10'4

Storage

Eaves

Ground Floor   **First Floor**

PRODUCED FOR ROK MARSH PROPERTIES
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate.
These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1099228)

Area Map

Hambledon Rd · Milton Rd · A3 · Park Ln · **Waterlooville** · Tempest Ave · A3(M)

Google — Map data ©2024 Google

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC