



99 Spruce Avenue

, Waterlooville, PO7 8HJ

Asking price £275,000

Nestled in the heart of Waterlooville on the charming Spruce Avenue, this delightful mid-terrace house presents an excellent opportunity for first-time buyers. Built in 1990, the property boasts a well-presented interior that spans approximately 689 square feet, offering a comfortable and inviting living space.

Upon entering, you will find a spacious reception room that serves as the perfect setting for relaxation and entertaining. The house features two well-proportioned bedrooms, providing ample space for rest and personalisation. The addition of a conservatory enhances the living area, doubling as a dining area, allowing for an abundance of natural light and a seamless connection to the outdoors.

The property is complemented by a private garden with patio area and rear access gate to garage, ideal for enjoying sunny afternoons or hosting gatherings with friends and family. For those with vehicles, off-road parking is available on the driveway, along with the aforementioned garage, ensuring convenience and security.

Situated in a central location, this home offers easy access to local amenities, schools, and transport links, making it a practical choice for everyday living. Whether you are looking to start your journey on the property ladder or seeking a charming residence in a vibrant community, this house on Spruce Avenue is a wonderful option that should not be missed.

- Well Presented Two Double Bedroom Home
- Offroad Parking on Driveway
- Garage
- Conservatory
- Private Garden
- Low Running Costs
- Good Transport Links
- Good School Catchment
- Close to Local Shops & Amenities
- Pleasant Location

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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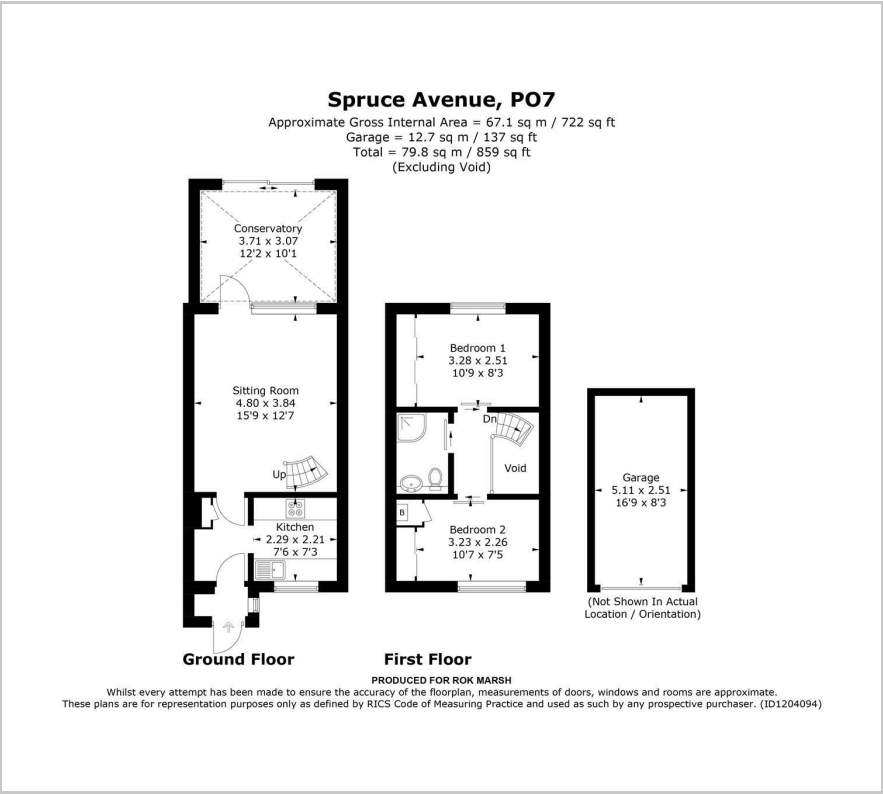


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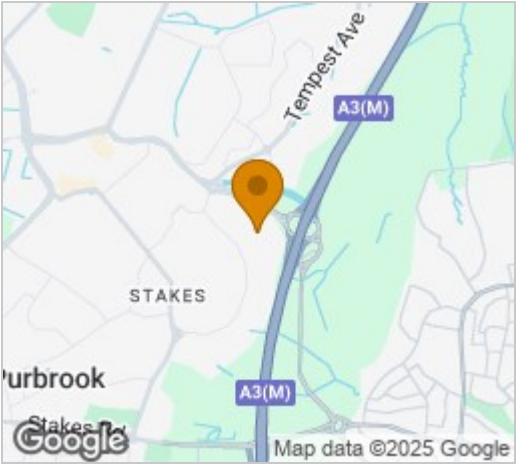


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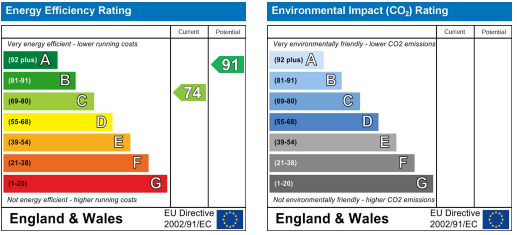
Floor Plan



Area Map



Energy Efficiency Graph



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