







## WELCOME *Home*

O'Hara Properties have been favoured to offer for sale this lovely two bedroom semi detached house located in the popular Purbrook area of Waterlooville. Accommodation on the ground floor consists of a spacious reception room with large storage cupboard, fitted kitchen and a wet room/WC. The first floor has two good sized double bedrooms that have recently been refurbished and a family bathroom/WC. Outside the property has a good size rear garden and off street parking for two cars to the front on a recently blocked paved drive. The property benefits from gas central heating and double glazed and is offered with no upper chain. This is a probate sale and therefore we estimate probate to be granted around the end of September 2023. Please call us to arrange an appointment to view.



OHARA PROPERTIES AND ESTATES  
 69-71 London Road  
 Waterlooville Hampshire  
 PO7 7EX  
 Company Registration Number: 13624992

**DISCLAIMER**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.



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**FEATURES**

- SEMI DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- UPSTAIRS BATHROOM
- FITTED KITCHEN
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- OFF ROAD PARKING
- SPACIOUS REAR GARDEN
- SIDE ENTRANCE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>		68	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Sandy Brow, Waterlooville, PO7**

Approximate Area = 826 sq ft / 76.7 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for O'Hara Properties and Estates Ltd. REF: 1003485