



O'HARA
PROPERTIES & ESTATES

MARLBOROUGH CLOSE | WATERLOOVILLE | PO7 5TE

£325,000



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O'HARA
PROPERTIES & ESTATES

OHARA PROPERTIES AND ESTATES
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WELCOME Home

Ohara Properties are delighted to introduce this wonderful 3 bedroom mid terrace house in the heart of Purbrook.

The location is perfect for families as its close to local shops, bus routes and good school catchment area.

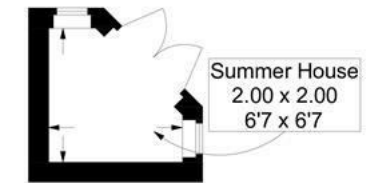


Marlborough Park, Havant

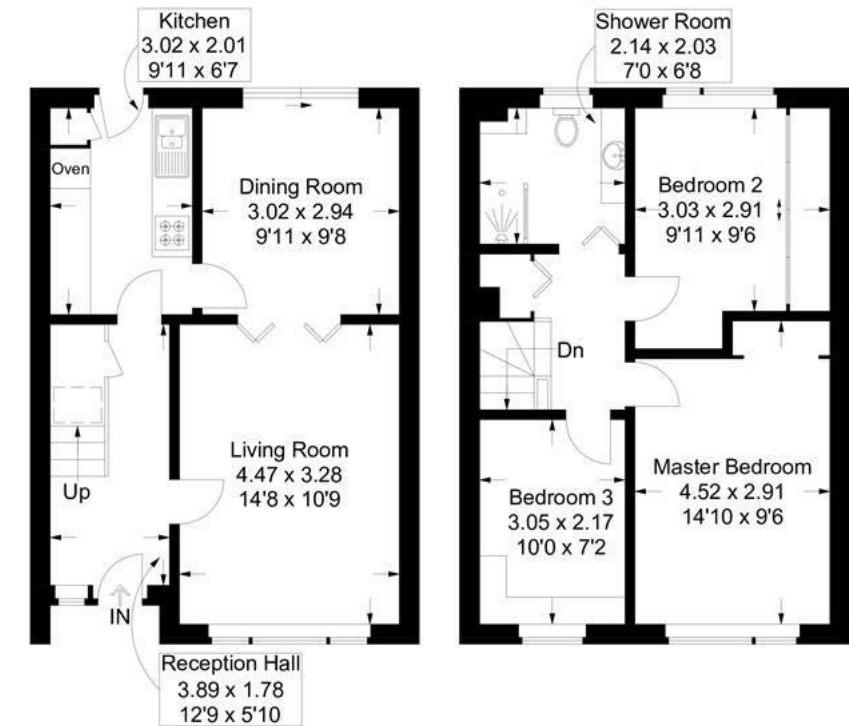
Approximate Gross Internal Area = 79.8 sq m / 859 sq ft

Outbuilding = 3.4 sq m / 36 sq ft

Total = 83.2 sq m / 895 sq ft



Outbuilding



Ground Floor

First Floor

=Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 87 |
| (81-91) B | | 73 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



PROPERTY DESCRIPTION

This property is nicely set back from the pavement. On entrance you have a wide hall way with living room of to the right, as you make your way to the back of the living room, you have dining that over looks the garden, with a gally kitchen to the left.

Upstairs you have the bathroom directly in front of you , the second bedroom is at the back of the property next to the bathroom , master bedroom and the third bedroom face the front of the property.

This property must not be missed, to book a viewing call 02392 259822.

USEFUL INFORMATION

AWAITING MOVERLY

DISCLAIMER

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

LIVING ROOM

DINING ROOM

KITCHEN

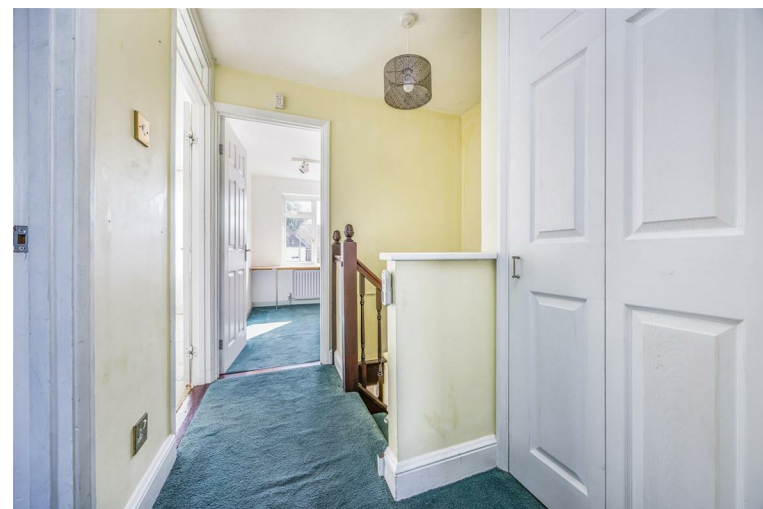
SHOWER ROOM

MASTER BEDROOM

BEDROOM 2

BEDROOM 3

SUMMER HOUSE



FEATURES

- PRIVATE GARDEN WITH SUMMER HOUSE
- QUIET CUL-DE-SAC
- VACANT
- PERFECT FOR FIRST TIME BUYERS OR INVESTORS
- PROBATE PROPERTY
- GARAGE

