




O'HARA
PROPERTIES & ESTATES

GREENLEA CLOSE | WATERLOOVILLE | PO7 5BA

£350,000



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O'HARA
PROPERTIES & ESTATES

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

WWW.OHARAPROPERTIESANDESTATES.CO.UK

ENQUIRIES@OHARAPROPERTIES.CO.UK

02392 259822

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WELCOME Home

Ohara Properties & Estates are delighted to introduce this beautifully presented semi-detached home in a hidden cul-de-sac in the sort after area of Widley.

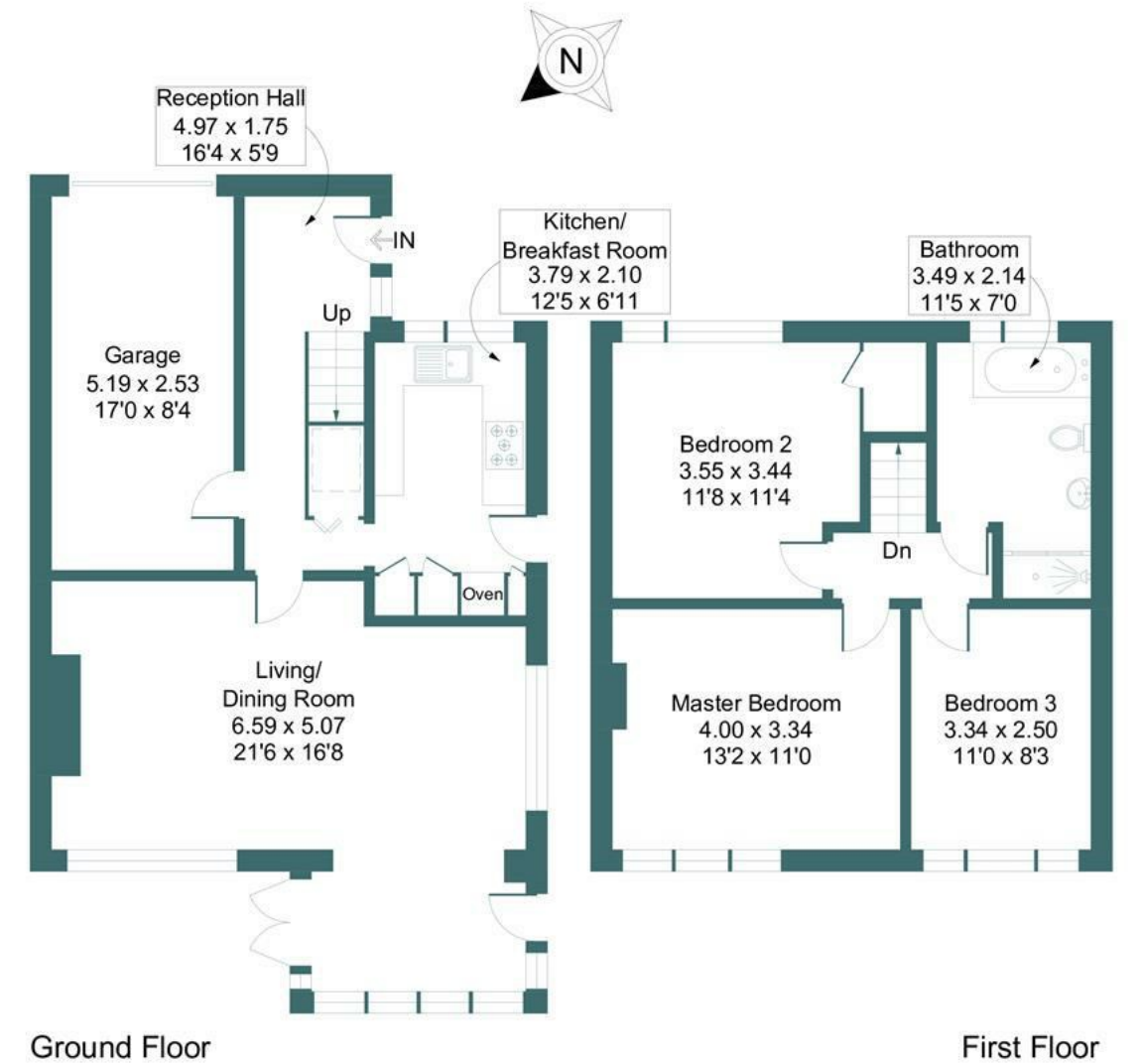
This property is perfect for a First time buyer or investor looking to add to there portfolio. It comes with an integrated single garage.

This property is walking distance to the well known senior school Purbrook Park. It is also close to local shops and multiple bus stops on the main London road.



Greenlea Close, Waterlooville

Approximate Gross Internal Area = 108.5 sq m / 1168 sq ft
(Excluding Reduced Headroom / Eaves)
Reduced Headroom = 0.6 sq m / 6 sq ft
Total = 109.1 sq m / 1174 sq ft



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			
(81-91) B			81
(69-80) C		66	
(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

As you approach the property, you are greeted with lush green and your own driveway. Upon entering the property, you walk into a spacious bright entrance hall with stairs located to the left of you, leading to the second floor. As you walk through the house you have a lovely sized, open plan living/dining area that has patio doors leading out to the well kept garden. The modern kitchen is a reasonable size, with a good amount of storage space and a breakfast bar. It also has a side entrance leading out to the side of the house/ garden area.

Leading on to upstairs, you have 3 double size bedrooms and a four piece bathroom.

You do not want to miss out on this property. Contact us today to book a viewing call 02392259822 or email enquires@oharaproperties.co.uk

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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/DINING ROOM

KITCHEN

BATHROOM

MASTER BEDROOM

BEDROOM TWO

BEDROOM THREE

USEFUL INFORMATION

Property type: House
 Property construction: Standard form
 Number and types of room: 3 bedrooms, 1 bathroom, 1 reception
 Electricity supply: Mains electricity
 Solar Panels: No
 Other electricity sources: No
 Water supply: Mains water supply
 Sewerage: Mains
 Heating: Central heating
 Heating features: Double glazing
 Broadband: FTTP (Fibre to the Premises)
 Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent
 Parking: Garage and Driveway
 Building safety issues: No
 Restrictions - Listed Building: No
 Restrictions - Conservation Area: No
 Restrictions - Tree Preservation Orders: Yes
 Public right of way: No
 Long-term flood risk: No
 Coastal erosion risk: No
 Planning permission issues: No
 Accessibility and adaptations: None
 Coal mining area: No
 Non-coal mining area: Yes
 Energy Performance rating: D

DISCLAIMER



FEATURES

- END OFF TERRACE
- HIDDEN CUL- DA - SAC
- POPULAR LOCATION OFF WIDLEY
- GARGAGE
- PERFECT FOR FIRST TIME BUYERS OR INVESTMENT
- BEAUFULLY PRESENTED THOUGHOUT
- THREE DOUBLE BEDROOMS
- VIEWING HIGHLY RECOMMEND

