



Spruce Avenue, Waterloo, PO7 8HE

welcome to

Spruce Avenue, Waterloo

****OFF STREET PARKING WITH GARAGE**** We are pleased to welcome to the market this spacious three bedroom detached bungalow situated within walking distance of Waterloo town centre.

Kitchen

12' 4" x 9' 4" (3.76m x 2.84m)

Via entrance door to side of the property. Double glazed window to side aspect. Range of wall and base units with work surface over, incorporating single drainer sink unit. Integrated oven with grill, hob with extractor hood over, space for washing machine and half chest freezer. Laminate flooring.

Lounge / Diner

21' 5" max x 10' 2" (6.53m max x 3.10m)

Double glazed bay window to front aspect and double glazed window to side aspect. Vinyl flooring, radiator and two electric radiators.

Bedroom One

14' 8" x 10' 3" (4.47m x 3.12m)

Double glazed window to rear aspect. Radiator, electric radiator.

Bedroom Two

9' 8" x 9' 5" (2.95m x 2.87m)

Double glazed window to rear aspect. Vinyl flooring, fitted cupboard, radiator.

Bedroom Three

9' 6" x 5' 2" (2.90m x 1.57m)

Double glazed window to side aspect. Vinyl flooring, radiator.

Bathroom

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Tiled walls, fitted storage cupboard housing hot water tank.

Outside

To the front of the property is a lawned area and driveway, providing off road parking for several cars.

To the rear of the property is an enclosed tiered rear garden laid to patio and astro turf with plants and shrubs. Wooden shed. Side pedestrian access.

Garage

17' 2" x 8' 2" (5.23m x 2.49m)

Electric up and over door with power and light.



Total floor area 68.9 sq.m. (742 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to
Spruce Avenue,
Waterlooville

- Driveway
- Three Bedrooms
- Highly Sought After Location
- Ideal Family Home
- All Presented Over One Level

Tenure: Freehold EPC Rating: D

£395,000



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Property Ref:
WLV108246 - 0005

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