



**Broadlands Avenue, Waterlooville PO7 7JE**

**welcome to**

## **Broadlands Avenue, Waterlooville**

Situated on a quiet road, minutes' walk from Waterlooville Town Centre this property is sure to attract immediate interest. Located in a popular area, off of Stakes Hill Road, we are delighted to offer for sale this beautiful two-bedroom detached bungalow in Broadlands Avenue.

### **Entrance Hall**

uPVC door. Textured ceiling. Attic access. Wall papered walls. Radiator. Airing cupboard housing boiler. Carpeted flooring.

### **Lounge**

18' x 12' max ( 5.49m x 3.66m max )  
Double glazed to side elevation. Textured ceiling. Wall papered walls. Radiator. Fireplace. Carpeted flooring.

### **Dining Room**

11' 8" x 8' 6" ( 3.56m x 2.59m )  
Double glazed to side elevation and rear elevation. Textured ceiling. Coving. Wall papered walls. Radiator. Carpeted flooring.

### **Kitchen**

Double glazed to side elevation. Single glazed to rear elevation. Textured ceiling. Coving. Part smooth part tiled walls. Wall and base units. Soft close drawer system. One and a half bowl sink and drainer unit. Space for appliances. Tiled flooring. Single glazed door to rear elevation.

### **Utility Room**

8' 5" max x 9' 3" max ( 2.57m max x 2.82m max )  
uPVC roof. Double glazed to side elevation and rear elevation. Space for appliances. Double glazed door to rear elevation.

### **Bedroom One**

11' x 19' 3" ( 3.35m x 5.87m )  
Double glazed bay window to front elevation. Textured ceiling. Coving. Wall papered walls. Radiator. Carpeted flooring.

### **Bedroom Two**

11' 5" x 9' 5" ( 3.48m x 2.87m )

Double glazed to front elevation. Textured ceiling. Coving. Wall papered walls. Radiator. Carpeted flooring.

### **Bathroom**

Double glazed to side elevation. Smooth ceiling. Tiled walls. Radiator. Bath with electric shower. Basin and low level WC vanity unit. Tiled flooring.

### **Front Garden**

Gated driveway laid to tarmac. Laid to lawn. Mature shrubs and flowers.

### **Rear Garden**

Pedestrian access. Pond. Greenhouse. Patio area. Laid to lawn. Garage access. Mature shrubs and trees.

### **Garage**

8' 2" x 17' 1" ( 2.49m x 5.21m )  
Brick built. Double glazed to rear elevation. Up and over door. Concrete flooring.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**welcome to**  
**Broadlands Avenue,**  
**Waterlooville**

- Two Bedroom
- Detached Bungalow
- Separate Garage
- Off Road Parking for Multiple Cars
- Mature Front & Rear Garden

Tenure: Freehold EPC Rating: D

offers in excess of

**£400,000**



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Property Ref:  
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