









welcome to

The Boltons, Waterlooville

Located in the highly sought-after Purbrook area with off road parking, garage and spacious rear garden with above ground heated pool. Situated close to local amenities, pubs, schools, and excellent transport links.

Lounge / Diner

22' 2" max x 18' 5" max (6.76m max x 5.61m max)
L- Shaped room with double glazed windows to front and rear aspects. Double glazed sliding patio door to rear aspect. Two radiators.

Kitchen

9' 6" x 8' 7" (2.90m x 2.62m)

Range of wall and base units with work surface over, incorporating one and a half bowl sink unit with mixer tap over. Space for oven and hob, dishwasher and fridge/freezer.

Conservatory

18' 6" x 7' (5.64m x 2.13m) Brick and double glazed with sliding door to rear aspect. Polycarbonate roof.

First Floor Landing

Airing cupboard and access to loft space.

Bedroom One

13' max x 9' 4" max (3.96m max x 2.84m max) Double glazed window to rear aspect. Built-in wardrobe, radiator.

Bedroom Two

9' 11" x 8' 6" (3.02m x 2.59m)

Double glazed window to front aspect. Built-in wardrobe, radiator.

Bedroom Three

 $9' \times 8' \ 3" \ (2.74 \text{m} \times 2.51 \text{m})$ Double glazed window to front aspect. Built-in wardrobe, radiator.

Bathroom

Double glazed window to rear aspect. Low level WC, wash hand basin over vanity unit and shower cubicle. Radiator.

Outside

Front Garden

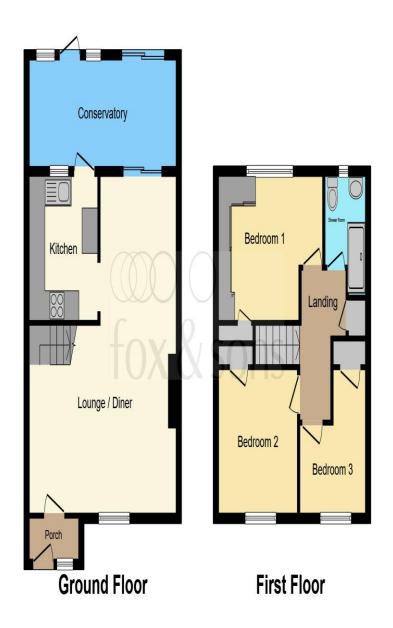
Laid to lawn with mature shrubs. Off road parking.

Garage

18' 7" x 9' 6" (5.66m x 2.90m) Brick built garage with roller door, power and light.

Rear Garden

Laid to patio and lawn with an 18' x 9' above ground swimming pool. Storage shed.



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





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- Three Bed End of Terrace Property
- Off Road Parking & Rear Garage
- Garden with Above Ground Heated Pool
- Open Plan Lounge / Diner
- Conservatory

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£325,000



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Property Ref: WLV109102 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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