



The Boltons, Waterloooville PO7 5QR

welcome to

The Boltons, Waterloo

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' x 8' 3" (2.74m x 2.51m)
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.



Ground Floor

First Floor

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



welcome to
The Boltons,
Waterlooville

- 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

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