



**Maytree Gardens, Waterlooville PO8 8RH**



**welcome to**

## **Maytree Gardens, Waterlooville**

- Three Bedroom Terraced House
- Separate Garage
- Open Plan Kitchen / Diner
- Fitted Wardrobes to Master Bedroom
- Modern Family Bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£325,000**

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**Property Ref:**

WLV109290 - 0002

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### **Entrance Porch**

Via front door with double glazed windows to the side. Door to lounge.

### **Lounge**

20' 4" x 13' 9" ( 6.20m x 4.19m )  
Double glazed windows to front aspect. Stairs leading to first floor. Laminate floor, radiator. Doors to reception room.

### **Reception Room**

11' 10" x 7' 3" ( 3.61m x 2.21m )  
Laminate floor, radiator. Open way to kitchen and open way to dining room.

### **Kitchen**

8' 6" x 8' 2" ( 2.59m x 2.49m )  
Range of wall and base units with work surface over, incorporating one and a half bowl sink unit with mixer tap over. Under stair storage cupboard. Built-in oven, dishwasher, and hob with extractor hood over. Space for upright fridge/freezer and washing machine.

### **Dining Room**

15' 1" x 11' 10" ( 4.60m x 3.61m )  
Double glazed windows to side aspect and sliding patio doors leading to rear garden. Wood flooring, radiator.

### **First Floor Landing**

Storage cupboard. Doors to:

### **Bedroom One**

13' 1" x 10' 6" ( 3.99m x 3.20m )  
Double glazed window to front aspect. Carpet flooring, radiator, built-in wardrobe.

### **Bedroom Two**

9' 10" x 9' 10" ( 3.00m x 3.00m )  
Double glazed window to front aspect. Carpet flooring, radiator.

### **Bedroom Three**

9' 2" x 7' 3" ( 2.79m x 2.21m )  
Double glazed window to rear aspect. Carpet flooring, radiator, built-in wardrobe.

### **Bathroom**

Two double glazed windows to rear aspect. Suite comprising P-shaped bath with shower attachment and screen over, low level WC and wash hand basin over vanity unit. Heated towel rail. Tiled to principal areas.

### **Outside Front Garden**

Laid to lawn with pathway leading to front door. Mature hedge and panel fencing to sides.

### **Rear Garden**

Enclosed by panel fencing, the garden is laid to patio and lawn.



  
**fox & sons**



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