



Rowlands Avenue, Waterlooville PO7 7RT

welcome to

Rowlands Avenue, Waterloooville

Detached chalet style house offering a lounge, kitchen/breakfast room, dining room, conservatory, cloakroom and shower room to the ground floor, with two good sized bedrooms to the first floor. Another benefit is the lovely sized rear garden and the off road parking.

Entrance Hall

Via front door. Doors to shower room, cloakroom, lounge and kitchen/breakfast room. Stairs leading to first floor, radiator.

Shower Room

Double glazed window to front aspect. Shower cubicle with sliding door, wash hand basin over vanity unit. Tiled floor, radiator

Cloakroom

Double glazed window to side aspect. Low level WC and wash hand basin, radiator.

Lounge

15' 3" x 11' 1" (4.65m x 3.38m)

Double glazed bay window to front aspect. Carpet flooring, ornate fireplace with hearth and mantel over, radiator.

Kitchen/Breakfast Room

18' 2" x 8' 2" (5.54m x 2.49m)

Double glazed windows to rear and side aspects. Range of wall and base cupboards and drawers with work surface over, incorporating double sink unit with mixer taps over. Space for upright fridge/freezer, built-in dishwasher, washing machine and oven and grill. Gas hob with extractor hood over. Tall larder cupboard, laminate flooring.

Dining Room

12' 9" x 10' 9" (3.89m x 3.28m)

Open through to kitchen and conservatory with laminate flooring, radiator.

Conservatory

11' 1" x 8' 2" (3.38m x 2.49m)

Brick and double glazed with polycarbonate roofing, door leading to rear garden, radiator.

First Floor Landing

Bedroom One

12' 9" x 8' 6" (3.89m x 2.59m)

Double glazed window to front aspect. Built-in wardrobes, access to eaves storage, radiator.

Bedroom Two

11' 5" x 8' 6" (3.48m x 2.59m)

Double glazed window to rear aspect. Built-in wardrobes, access to eaves storage, radiator.

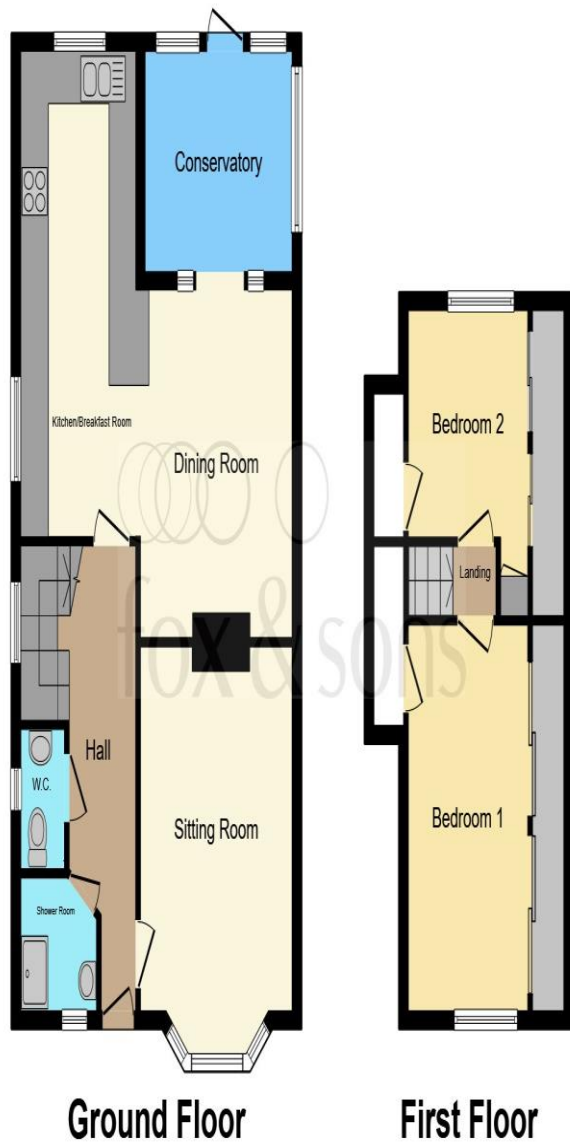
Outside

Front Garden

Pathway leading to front door, mature flower bed with shrubs. Slabbed and shingle driveway providing off road parking. Door leading to rear garden.

Rear Garden

Lovely size garden with decked area providing space for seating and steps down to lawn. Mature shrubs and trees borders.



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
Rowlands Avenue,
Waterlooville

- Detached Chalet House
- Two Bedrooms
- Kitchen/Breakfast Room
- Conservatory
- Good Size Rear Garden

Tenure: Freehold EPC Rating: E
Council Tax Band: D

offers in excess of
£400,000



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