



**Park Avenue, Waterlooville PO7 5DW**

**welcome to**

## **Park Avenue, Waterloo**

A lovely terraced bungalow offering three bedrooms, a shower room, lounge, kitchen and spacious conservatory. The front garden is laid to lawn, while the rear garden is low maintenance with patio and shingle. The property also benefits from a garage and parking to the rear.

### **Entrance Hall**

Via front door with doors to:

### **Bedroom One**

14' 1" x 9' 10" ( 4.29m x 3.00m )

Double glazed box bay window to front aspect.  
Laminate flooring, radiator. Built-in wardrobes.

### **Bedroom Two**

11' 8" x 7' 10" ( 3.56m x 2.39m )

Double glazed window to rear aspect. Laminate flooring, radiator.

### **Lounge**

13' 1" x 11' 5" ( 3.99m x 3.48m )

Double glazed sliding patio door leading to conservatory. Wall mounted feature fire, laminate floor, radiator.

### **Conservatory**

20' 4" x 7' 6" ( 6.20m x 2.29m )

Brick and double glazed with polycarbonate roofing. Laminate floor, cupboard storage space with work surface over, giving space for tumble dryer. Space for dining table and chairs.

### **Bedroom Three**

8' 6" x 6' 6" ( 2.59m x 1.98m )

Window through to conservatory. Currently being used as an office.

### **Kitchen**

11' 9" x 7' 6" ( 3.58m x 2.29m )

Double glazed window to front aspect. Range of wall and base cupboards and drawers with work surface over incorporating sink unit with mixer tap over. Built-in oven and hob with extractor hood over, space for washing machine. Built-in fridge/freezer. Tiled floor.

### **Shower Room**

Double glazed window to front aspect. Shower with sliding door, wash hand basin and low level WC set in vanity unit with enclosed cistern. Tiled floor, heating towel rail.

### **Outside**

#### **Front Garden**

Laid to lawn with central pathway leading to front door, with mature shrubs.

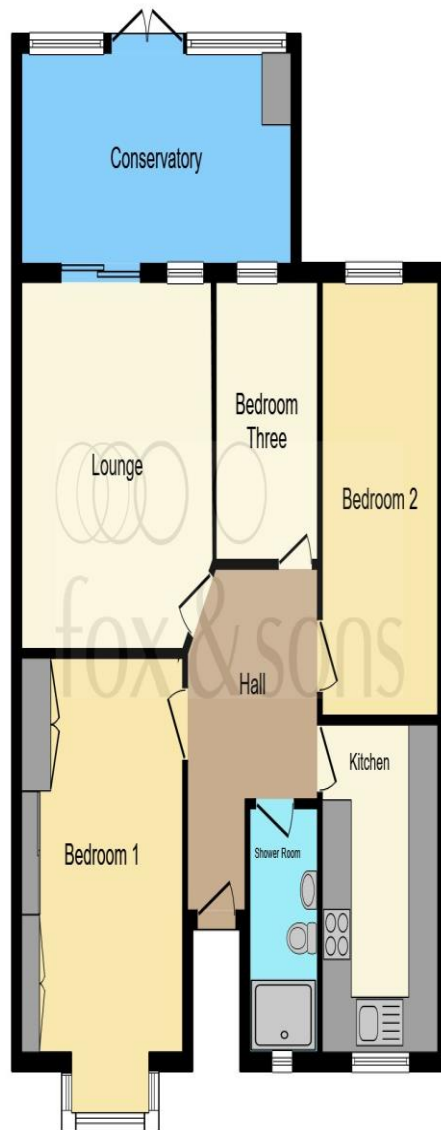
#### **Rear Garden**

Low maintenance garden with raised flower bed, patio and shingled area. Personal door to garage. Gate to rear.

### **Garage**

To the rear of the property with up and over door.





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**  
**Park Avenue,**  
**Waterlooville**

- Terraced Bungalow
- Three Bedrooms
- Shower Room
- Large Fully Boarded Loft with Drop Down Ladder
- Modern Kitchen

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

offers in excess of  
**£360,000**



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