



Geoffrey Avenue, Waterlooville PO7 5BH

welcome to

Geoffrey Avenue, Waterloo

Renovation project. A two bed semi-detached bungalow with shared drive, garage, modern kitchen, 2 bathrooms, and top-floor master. Stunning farmland views. Requires finishing. No chain. Huge potential.

Auctioneer's Comments

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Entrance Hall

Via front door. Doorways to bedroom, bathroom and lounge.

Bedroom Two

14' 4" x 9' 10" (4.37m x 3.00m)
Double glazed window box bay window to front aspect. Built-in wardrobes. Door to dining room.

Bathroom

Currently not fitted.

Lounge

17' 8" max x 15' 10" max (5.38m max x 4.83m max)
Double glazed windows and door to side aspect.

Wet Room / W C

Over head shower with tiled floor, low level WC and wash hand basin. Radiator. Obscure window.

Kitchen / Breakfast Room

13' 8" max x 8' 9" max (4.17m max x 2.67m max)
Double glazed windows to rear aspect. Cupboards and drawers with work surface over, incorporating single drainer sink unit with mixer tap over. Built-in oven and space for appliances.

First Floor

Currently ladder access to the first floor.

Bedroom One

17' 1" max x 12' 6" max (5.21m max x 3.81m max)
Irregular shaped room with double glazed windows to side and rear aspects.

Outside

Rear Garden

Laid to patio and lawn with mature shrubs. Gate to front of property. Views over fields

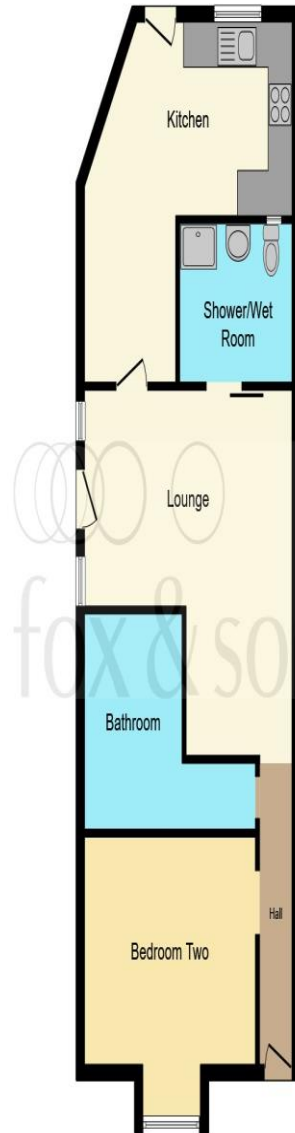
Garage

Agents Notes:

As this is a renovation project, the upstairs isn't fully complete to enable a floorplan.

NEW WORKS:

All new floor & ceiling joists, all insulated to the latest regulations, all new wiring up to the new bathroom - including new switch panel, relocation of gas meter to external, new fresh water pipe ran - moving away from lead, new boiler fitted 2025, building control sign off for works carried out and planning permission in progress for roof extension - will be completed on completion of sale.



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
Geoffrey Avenue,
Waterlooville

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Revovation Project
- Two Bedroom Semi Detached Chalet Bungalow

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

guide price
£260,000



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Property Ref:
WLV109393 - 0003

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