



£165,000

Spruce Avenue

Waterlooville, PO7 8HJ

PROPERTY SUMMARY

We are pleased to present to the market this one bedroom Maisonette set back from the road in the very popular Tempest area of Waterloooville with allocated parking. We feel this property would be ideal for a first time buyer or as an investment opportunity. The accommodation comprises of lounge, fitted kitchen, bedroom, bathroom suite and plenty of storage. To arrange a viewing contact us as sole agents.





HALL Stairs leading to first floor.

LOUNGE 16' 08" x 9' 03" (4.9m x 3.05m) Window to rear aspect, storage heater, access to the loft, door to:

STORAGE CUPBOARD There's 2 storage cupboards in the property one housing water tanks.

BEDROOM 11' 11" x 10' 03" (3.81m x 2.95m) Window to front aspect, storage heater, door to a built in wardrobe.

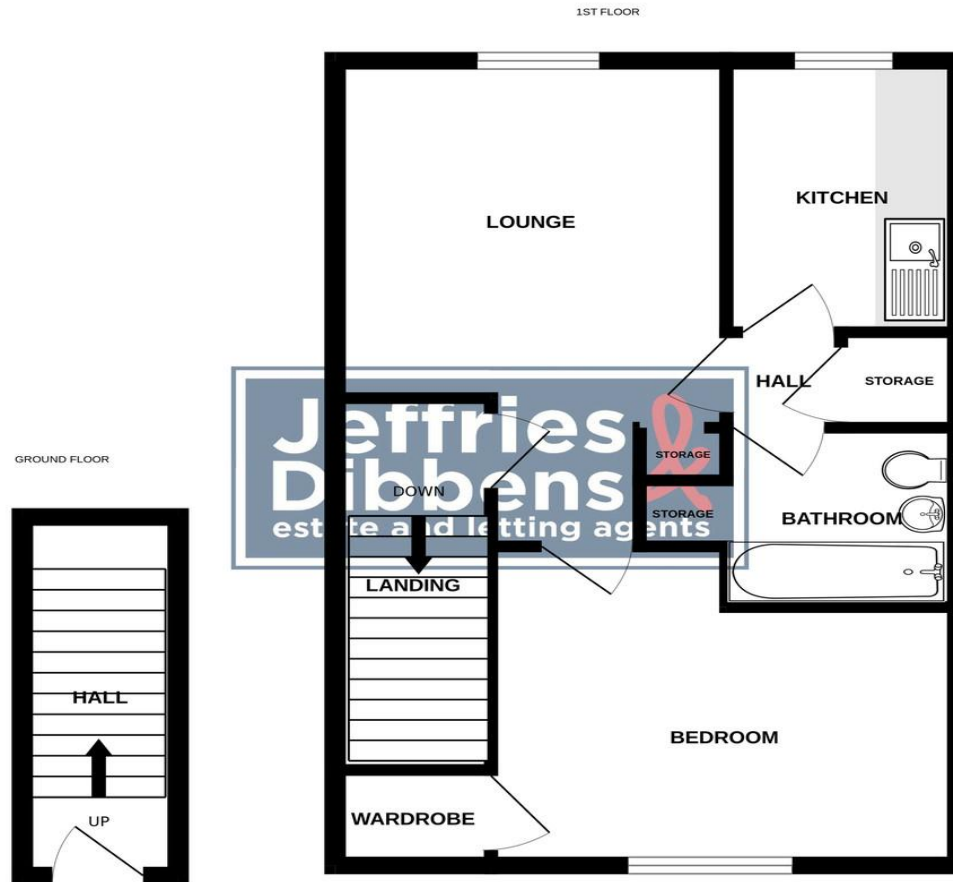
KITCHEN 10' 00" x 5' 07" (2.77m x 1.96m) Window to rear aspect, a range of wall and base units incorporating sink unit, space for oven, space and plumbing for washing machine, space for fridge/freezer.

BATHROOM Panelled bath with shower over, hand wash basin, W.C, door to storage cupboard.

OUTSIDE Mostly laid to lawn area with plants & shrubs, wood store area, space for shed, brick built storage cupboard housing electrical meters.

ALLOCATED PARKING Two allocated parking spaces in front of the property.

LEASE DETAILS The property has a lease remaining of 140 years, with a ground rent of £80 payable 6 monthly.



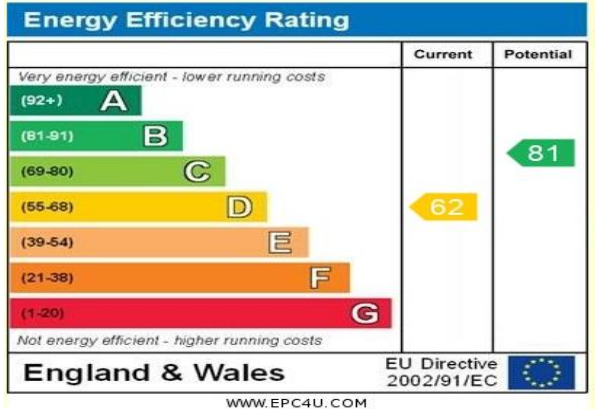
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band A

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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estate and letting agents

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