



Nesbits

Established 1921

12 Hawkewood Avenue, Waterlooville, PO7 6EB

Price £345,000

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Enjoying a consistently sought-after location, this well-appointed TWO BEDROOM SEMI-DETACHED BUNGALOW benefits from attractive gardens, garage plus long private driveway, conservatory, gas central heating, replacement double-glazing, and equipped kitchen/breakfast room. A first-class opportunity. Part of the favoured 'Berg' estate, Hawkewood Avenue runs between Silverdale Drive and Buckland Close, a quiet and pleasant residential address some one mile only from Waterloooville Town Centre and within comfortable reach of a wide range of public amenities. This modern property is built to a classic 'L'-shaped plan and features brick elevations under a pitched and tiled main roof. It stands back from the road behind a deep, landscaped forecourt, whilst to the rear is a sunny garden with fenced surround. A detached single garage is approached via a long, private driveway which affords open parking for multiple vehicles.



Our clients have agreed terms upon a vacant onward purchase, thus are in a position to move rapidly. Full details are given as follows and early enquiry is invited:

RECESSED PORCH

With UPVC and obscure double-glazed front door to:

ENTRANCE HALL

Access, via hatch and folding ladder, to boarded LOFT SPACE, with lighting. Single panel radiator. Built-in cupboard housing 'Worcester' gas fired central heating and hot water boiler.

SHOWER ROOM & W.C.

6'9 x 6'1 (2.06m x 1.85m)

(formerly with bath). Contemporary white suite comprising: low flush w.c. with concealed cistern, semi-inset handbasin with mixer tap plus cupboard under, and walk-in shower cubicle having 'Bristan' mixer. Vertical radiator/towel rail. UPVC replacement obscure double-glazed window to side elevation.

BEDROOM ONE

12'11 x 9'10 (3.94m x 3.00m)

Coved ceiling. UPVC replacement double-glazed window to front elevation. Double panel radiator. Good range of fitted wardrobes, drawers, bedside cabinets, and overhead storage.

BEDROOM TWO

11'8 x 9'10 (3.56m x 3.00m)

Coved ceiling. UPVC replacement double-glazed window to front elevation. Single panel radiator.

KITCHEN/BREAKFAST ROOM

13'6 x 9'10 (4.11m x 3.00m)

A dual-aspect room fitted and equipped with: base and wall cupboards, work surfaces with matching upstand, 1½ bowl stainless steel inset sink with mixer tap, fan-assisted electric oven, and 4-ring gas hob with integrated extractor canopy. Space for upright 'fridge/freezer. Cupboard housing gas and electricity meters. Double panel radiator. UPVC replacement double-glazed windows to the side and rear. Coved ceiling. UPVC and obscure double-glazed door to:

UTILITY/LAUNDRY ROOM

10'0 x 7'10 (3.05m x 2.39m)

Brick construction with UPVC double-glazing under a pitched, polycarbonate roof. UPVC and obscure double-glazed side entrance door. Fitted upright cupboard and base units; inset stainless steel sink. Plumbing for washing machine. Doorway to adjoining Conservatory.

LIVING ROOM

14'11 x 12'11 (4.55m x 3.94m)

Coved ceiling. Feature fire surround. Double panel radiator. Pair of UPVC and double-glazed French doors, with similar surround, to:

CONSERVATORY

12'8 x 7'10 (3.86m x 2.39m)

Construction as Utility/Laundry Room.

OUTSIDE

FRONT: The property stands behind a delightful and deep (27'9) garden forecourt with walled and fenced surround and a planted, shingle bed. A private driveway provides OFF-STREET PARKING FOR A NUMBER OF VEHICLES in front of the garage.

REAR: Width: 35'8 (10.87m) Depth: 19'4 (5.89m) A sunny garden, laid to paving and shingle with planted beds and fenced surround. Aluminium greenhouse, shed. Water tap. Side access via driveway.

DETACHED GARAGE

15'10 x 9'8 (4.83m x 2.95m)

Of brick construction under a pitched roof. UPVC double-glazed window to side elevation; similar side entrance door; up-and-over vehicular door. Light and power.

COUNCIL TAX

Band 'C' - £2,062.47 p.a. (2026/27) - Havant Borough Council.

EPC

Energy Rating 'D' (Floor Area 61 sq m approx).

VIEWING

By appointment with D. M. NESBIT & CO. (18085/059424)







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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