

# AUGER ROW

WATERLOOVILLE | HAMPSHIRE | PO7 7FZ



£320,000

Freehold

- Four Bedroom Townhouse
- Kitchen / Breakfast Room
- Living Room With Patio Doors
- Excellent Decorative Order
- Master Bedroom with En-Suite
- Single Garage and Allocated Parking Space
- No Forward Chain
- Close To Schools and Shops



## In Brief

We are delighted to welcome to the market this modern four bedroom townhouse located in a popular development close to Waterlooville town centre, local shops and schools.

The property is in excellent decorative order and the accommodation comprises; to the ground floor: kitchen / breakfast room, cloakroom and spacious living room with patio doors opening out the rear garden. On the first floor there are two bedrooms, with bedroom two complete with fitted wardrobes, and a well appointed family bathroom. On the top floor is master bedroom with en-suite shower room and a further bedroom.

Externally the rear garden is a low maintenance space with artificial lawn and a patio area with elegant marble paving slabs. The rear gate leads to the single garage with pitched roof which is fully boarded for all your additional storage requirements, and allocated parking space to the front of the garage.

The property benefits from double glazing, gas central heating, air re-circulation system and solar panels.

Offered with No Forward Chain, Viewing is highly recommended to fully appreciate this wonderful family home on offer.

£320,000

## KEY FACTS

The property is Freehold

EPC Rating - B

Council Tax Band - D

Estate Charge - £25.40 Per Month for Grounds Maintenance and Lighting

Total Approx Floor Area - 1,403 Sq Ft (inc: Garage)



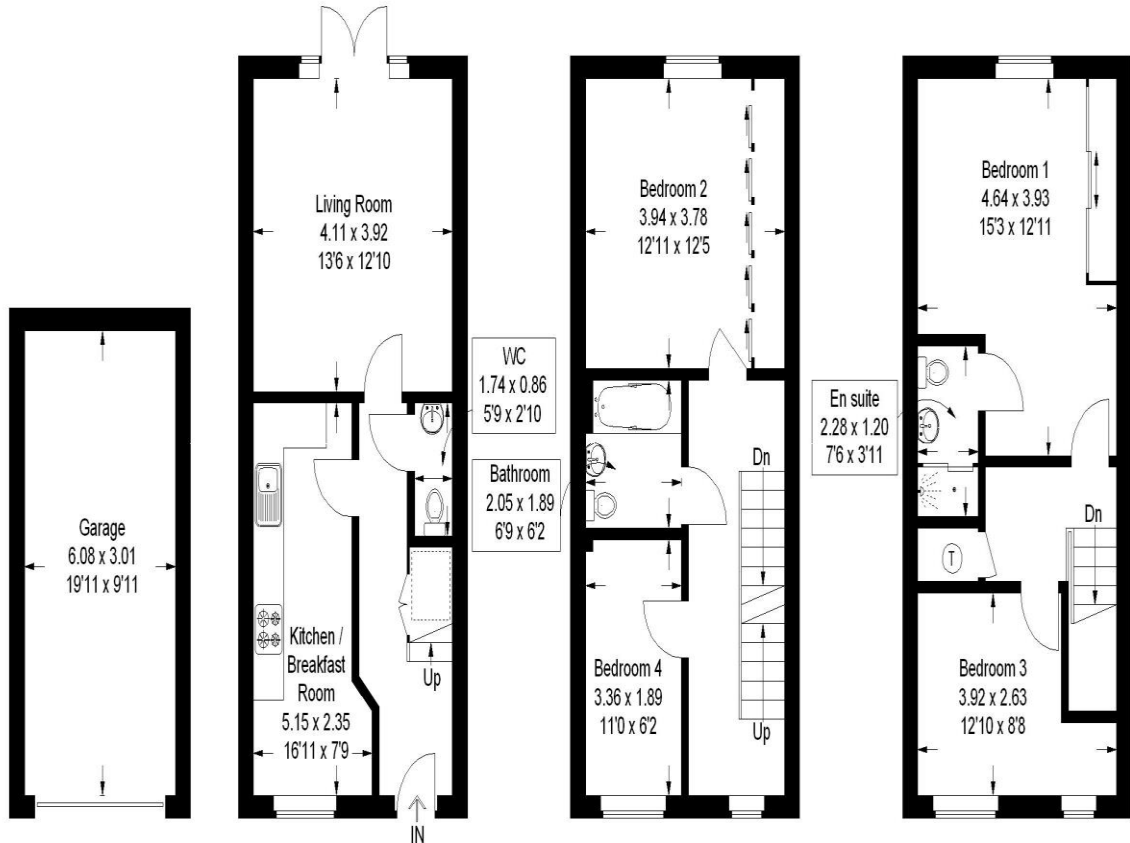
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## Augur Row, Waterlooville

Approximate Gross Internal Area  
 111.8 sq m / 1203 sq ft  
 Outbuilding = 18.6 sq m / 200 sq ft  
 Total = 130.4 sq m / 1403 sq ft



**Outbuilding**

**Ground Floor**

**First Floor**

**Second Floor**

(Not Shown In Actual  
 Location / Orientation)

= Reduced headroom below 1.5 m / 5'0

Illustration for identification purposes only, measurements are approximate, not to scale. (ID306978)

Southsea  
 Sales & Lettings  
 7/9 Stanley Street,  
 Southsea, PO5 2DS  
 Tel: 023 9281 5221

Old Portsmouth & Gunwharf Quays  
 Sales & Lettings  
 The Seagull, 13 Broad Street,  
 Old Portsmouth, PO1 2JD  
 Tel: 023 9281 5221

Drayton & Out of Town  
 Sales & Lettings  
 139 Havant Road,  
 Drayton, PO6 2AA  
 Tel: 023 9221 0101

London  
 Sales & Lettings  
 Mayfair Office, Cashel House,  
 15 Thayer Street, W1U 3JT  
 Tel: 0870 112 7099

Southsea  
 Admin Centre  
 12 Marmion Road,  
 Southsea, PO5 2BA  
 Tel: 023 9282 2300

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