



**Price**  
**£290,000**

**Freehold**

3x  2x  1x 

**Shaftesbury Avenue,  
Waterlooville,  
Hampshire, PO7**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Ready to move in while still giving you the ability to make your own
- Deceptively sized rooms
- Shower room and bathroom
- Sunny aspect rear garden
- Close to local schools and travel links

## Accommodation

### GROUND FLOOR

Entrance Hall

Shower Room

Lounge/Diner: 22'3 x 10'4 (6.79m x 3.15m)

Kitchen: 12'4 x 8'5 (3.76m x 2.57m)

### FIRST FLOOR

Landing

Bedroom 1: 13'10 x 10'4 (4.22m x 3.15m)

Bedroom 2: 12'9 x 8'10 (3.89m x 2.69m)

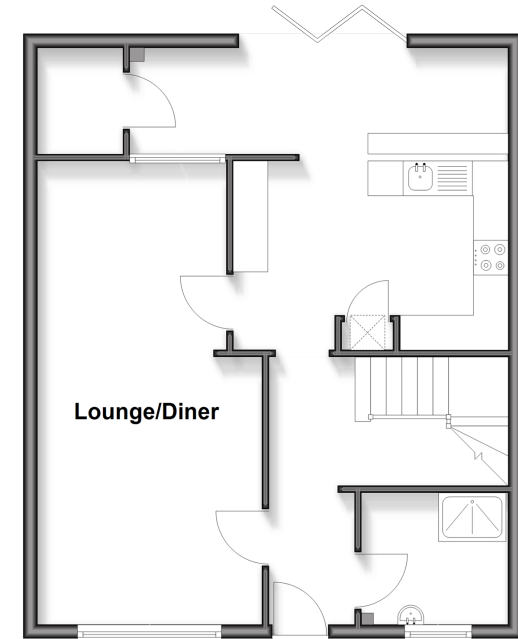
Bedroom 3: 10'5 x 7'9 (3.18m x 2.36m)

Bathroom

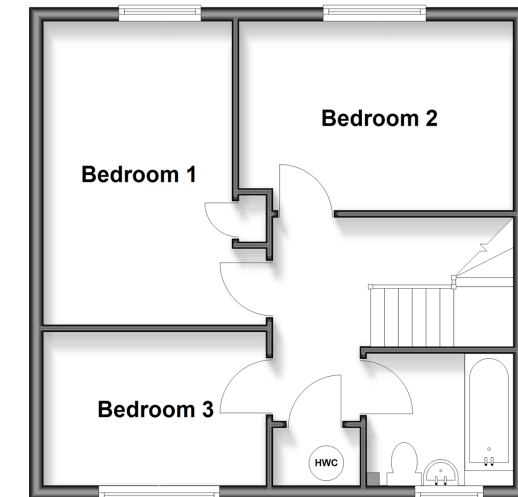
### OUTSIDE

Rear Garden

**Ground Floor**  
Approx. 56.4 sq. metres (606.7 sq. feet)



**First Floor**  
Approx. 45.3 sq. metres (487.6 sq. feet)



**Call Waterlooille - 02392 267244 ■ cubittandwest.co.uk**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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