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O'HARA  
PROPERTIES & ESTATES

SPRINGWOOD AVENUE | WATERLOOVILLE | PO7 8JA

£270,000



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## WELCOME *Home*

O'Hara Properties and Estates welcome to the market this end-of-terrace 3-bedroom house located in a desirable area of Waterlooville, close to local schools, shops and transport links.

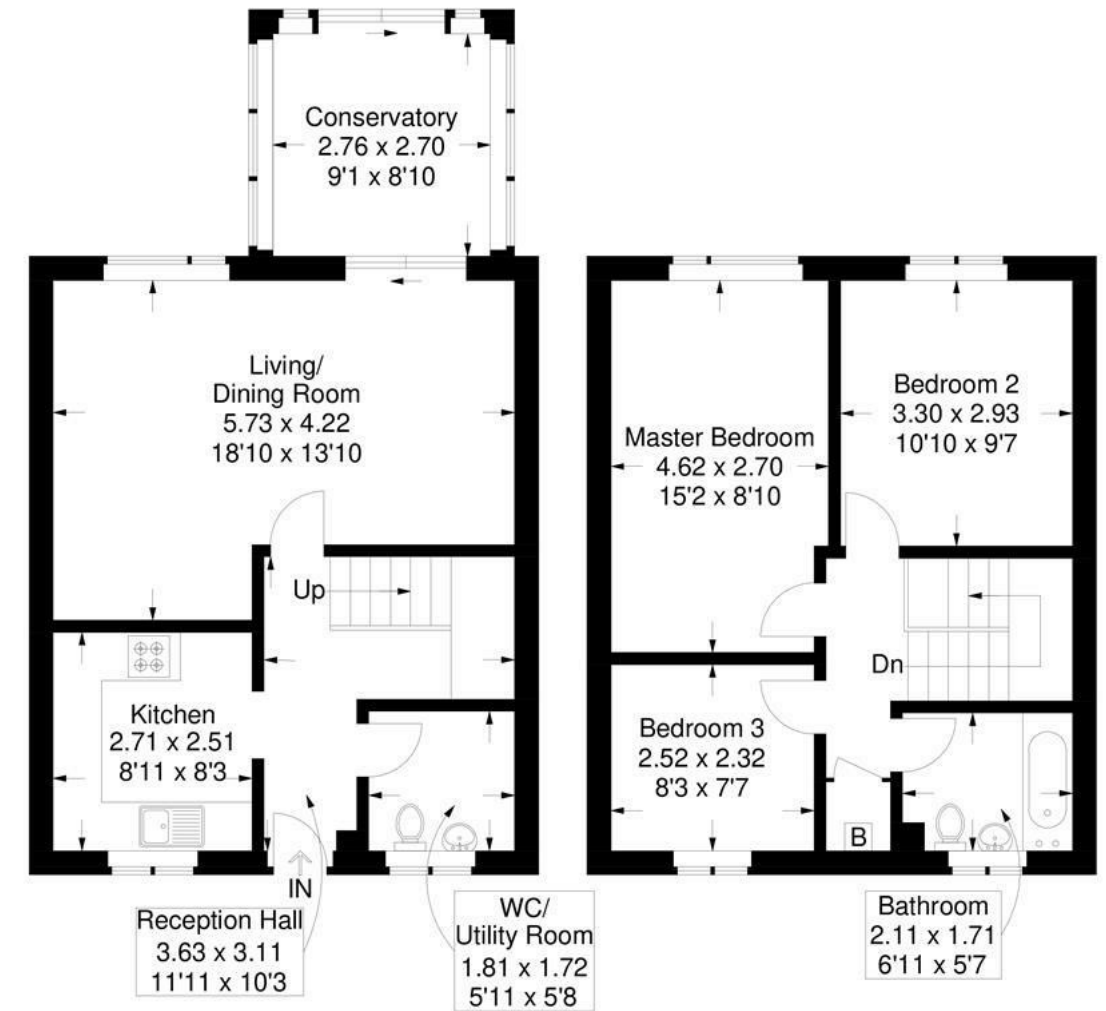
This property is a great opportunity for first-time buyers as well as investors.

To book your viewing now, please call 02392259822!  
Option 2!



## Springwood Avenue, Waterlooville

Approximate Gross Internal Area = 89.8 sq m / 966 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         | 84        |
| (69-80) C                                   | 76      |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |





#### PROPERTY DISCRIPTION

Positioned within a quiet and well-established residential location, this attractive home offers an excellent opportunity for a range of buyers. Set back from the road, the property is approached by a private, well-maintained front garden. As you enter into the property, you have a practical downstairs W/C to the right and a fully functional kitchen to the left, completed with bright tones that over look the front garden. Continuing through the property, you arrive at a generously proportioned living room, offering ample space for both relaxing and dining. The room is filled with natural light from the window and and the sliding doors to the rear, which provide direct access to the garden. Leading on from the living area, you have the conservatory that offers a bright additional living space with pleasant garden views, ideal for a variety of uses. The main double bedroom is positioned to the rear of the property and is a generously sized with ample space for a double bed and additional bedroom furniture, while its simple layout provides a blank canvas for personalisation. Bedroom two is a comfortable and functional room. Bedroom three is a versatile space that can be used for a variety of purposes, including a guest room, home office, nursery or dressing room, depending on individual needs. The bathroom is fitted with a white suite including a bath with shower over, vanity basin and WC, with tiled walls and natural light.

#### RECEPTION HALL

#### LIVING/DINING ROOM

#### KITCHEN

#### CONSERVATORY

#### DOWNSTAIRS WC/ UTILITY ROOM

#### MASTER BEDROOM

#### BEDROOM 2

#### BEDROOM 3

#### BATHROOM

#### DISCLAIMER

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.







## FEATURES

- END-OF-TERRACE
- DOWNSTAIRS W/C
- BACK ENTRANCE
- ALLOCATED PARKING
- CLOSE TO LOCAL SCHOOLS
- PROBATE PROPERTY

