



Bevan Road,Waterlooville PO8 9QH

welcome to

Bevan Road, Waterloooville

Extended three-bedroom semi-detached home in sought-after Horndean. Features a spacious lounge/diner, kitchen/breakfast room, south-facing private garden, driveway and garage. Close to schools, amenities and transport links.

Entrance Porch

Door to hallway.

Entrance Hall

Carpet flooring, radiator, stairs leading to first floor. Doors to:

Lounge / Diner

Double glazed window to front aspect. Two radiators, carpet flooring, electric fireplace. Through to kitchen/breakfast room.

Kitchen / Breakfast Room

Extended kitchen with double glazed door and windows to rear garden. Polycarbonate roofing over rear section. Laminate flooring, space for washing machine, dishwasher, tumble dryer and fridge/freezer. Space for oven and hob with extractor hood over. Range of wall and base units with work surface over incorporating sink unit. Under stair storage cupboard.

First Floor Landing

Double glazed window to side aspect. Carpet flooring. Access to loft space.

Bedroom One

Double glazed window to front aspect. Carpet flooring, radiator.

Bedroom Two

Double glazed window to rear aspect. Carpet flooring, radiator. Two storage cupboards.

Bedroom Three

Double glazed window to front aspect. Carpet flooring, radiator.

Bathroom

Double glazed window to rear aspect. Panel enclosed bath with shower attachment, pedestal wash hand basin, low level WC. Radiator.

Outside Front

Tarmac driveway, leading to garage. Gravel front providing extra off road parking space. Enclosed by hedging.

Garage

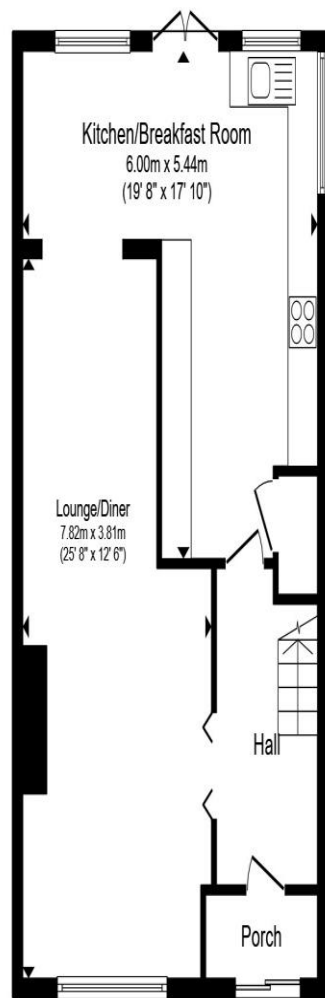
Up and over door with window to the rear and personal door to garden.

Rear Garden

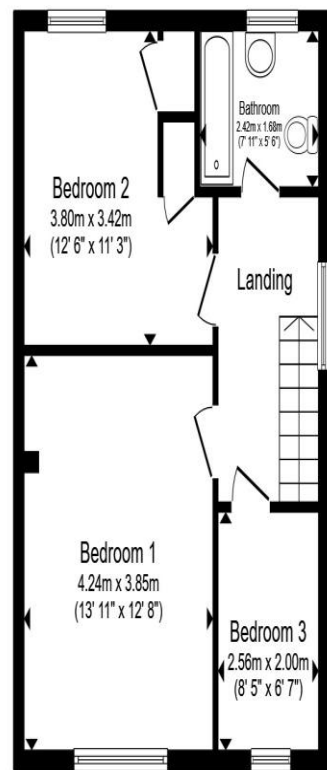
Laid to lawn with mature shrubs. Personal door to garage.

Agents Note:

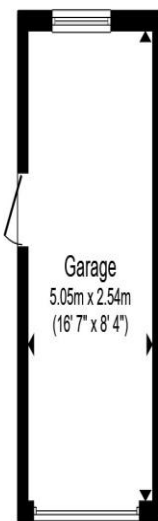
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor



Garage

Total floor area 118.8 m² (1,279 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Bevan Road,
Waterlooville

- Extended Semi Detached House
- Three Bedrooms
- Kitchen / Breakfast Room
- South Facing Garden
- Garage & Off Road Parking

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£325,000



view this property online fox-and-sons.co.uk/Property/WLV109623



Property Ref:
WLV109623 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.


fox & sons



023 9226 2447



Waterlooville@fox-and-sons.co.uk



81B London Road, WATERLOOVILLE,
Hampshire, PO7 7ES



fox-and-sons.co.uk