



**Eagle Avenue, Waterloooville PO8 9UB**

**welcome to**

## **Eagle Avenue, Waterloo**

Well-presented 3-bed terraced home. Spacious open-plan lounge, kitchen, and dining area (approx. 15.9 x 29.5 ft) featuring a modern kitchen and central dining space. Rear garden with large powered shed. Includes two double bedrooms, a generous single bedroom.

### **Entrance Porch**

Via front door. Storage cupboard. Leading to:

### **Downstairs W/C**

Double glazed to front aspect. Low level W/C, Sink.

### **Lounge/ Kitchen/ Diner**

15' 9" Max x 29' 5" Max ( 4.80m Max x 8.97m Max )  
Double glazed to front and rear aspect. Laminate flooring. Spotlights. Radiators. Stairs to first floor. Wall and base units, oven and gas hob, sink and drainer, space for appliances.

### **Landing**

Leading to:

### **Bedroom One**

10' 6" x 12' 3" ( 3.20m x 3.73m )  
Double glazed to rear aspect. Radiator, carpet.

### **Bedroom Two**

7' 9" x 12' 5" ( 2.36m x 3.78m )  
Double glazing to front aspect. Radiator, carpet.

### **Bedroom Three**

7' 7" x 9' 7" ( 2.31m x 2.92m )  
Double glazed to front aspect. Radiator, Laminate.

### **Outside**

#### **Front Garden**

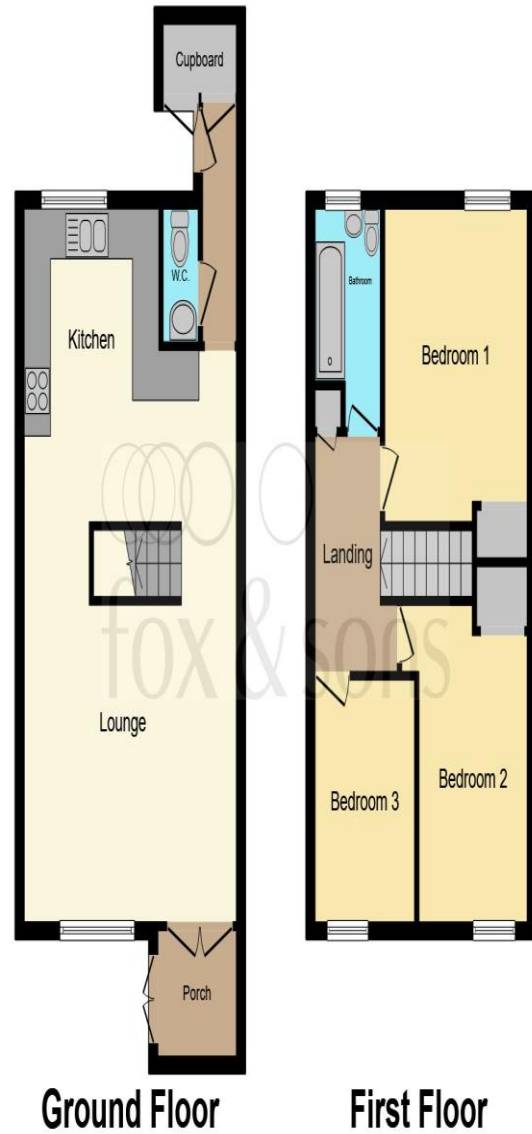
Lawn. pathway to front door. Outside storage cupboard.

#### **Rear Garden**

Patio area. Lawn. Rear pedestrian access

#### **Shed**

Wooden shed. Power and lighting



**Ground Floor**

**First Floor**

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.focalagent.com](http://www.focalagent.com)





**welcome to**  
**Eagle Avenue,**  
**Waterlooville**

- Three bedroom house
- Large open plan lounge, kitchen, dining room
- Modern kitchen with space for appliances
- Rear garden with shed- power and lighting
- Modern family bathroom and downstairs W/C

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

guide price  
**£260,000**



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**023 9226 2447**



[Waterlooville@fox-and-sons.co.uk](mailto:Waterlooville@fox-and-sons.co.uk)



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



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