



Eagle Avenue, Waterlooville PO8 9UB

fox & sons

welcome to

Eagle Avenue, Waterlooville

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

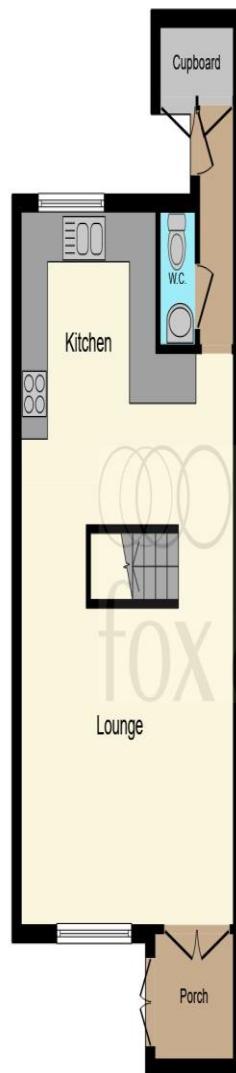
Lawn. pathway to front door. Outside storage cupboard.

Rear Garden

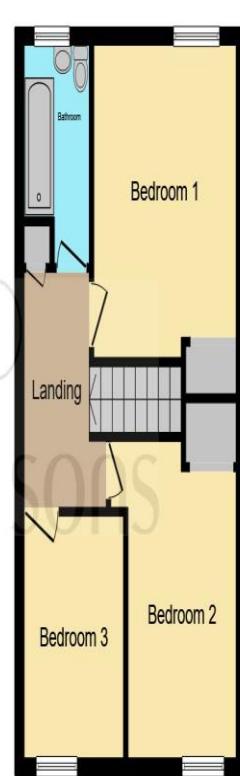
Patio area. Lawn. Rear pedestrian access

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



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



view this property online fox-and-sons.co.uk/Property/WLV109372

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.



Property Ref:
WLV109372 - 0007



023 9226 2447



Waterlooville@fox-and-sons.co.uk



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



fox-and-sons.co.uk