



**£319,995**  
**Eagle Avenue**  
Waterlooville, PO8 9XB

## PROPERTY SUMMARY

We are delighted to present for sale this beautifully presented 4 bedroom end of terrace house located in Cowplain. This 4 double bedroom family property has been improved significantly by the current owners and internal viewings are very strongly recommended. The property benefits from 4 first floor bedrooms, modern bathroom suite, large lounge, fitted kitchen/diner, additional WC and a conservatory. A particular attraction is the low maintenance rear garden and the impressive resin driveway providing off road parking. Early viewing is very strongly advised and can be arranged by contacting us as sole agents.





**ENTRANCE PORCH** Sliding doors to:

**ENTRANCE HALL** Radiator, meter cupboard, 2 large walk in storage cupboards, doors to:

**WC** Window to front aspect, radiator, WC, hand wash basin with cupboard under.

**LOUNGE** 21' 07" x 10' 06" (6.58m x 3.2m) Window to front aspect, sliding doors to rear garden, radiator, media wall.

**KITCHEN/DINER** 22' x 9' 07" (6.71m x 2.92m) Window to front aspect, sliding doors to rear, radiator, range of fitted cupboards, units and work surfaces with inset sink unit and mixer tap, integrated double oven, hob and extractor, plumbing for washing machine and dishwasher, space for fridge freezer, tiled flooring, door to inner hallway.

**INNER HALLWAY** Window to rear aspect, stairs to first floor.

**CONSERVATORY** 17' 04" x 7' (5.28m x 2.13m) Windows to both sides and rear, sliding doors to garden, radiator, light and power, work surface with room for appliances under.

**FIRST FLOOR** Landing - Airing cupboard housing boiler, access to loft, doors to:

**BEDROOM 1** 12' 07 max" x 12' 07 max" (3.84m x 3.84m) Window to rear aspect, radiator.

**BEDROOM 2** 13' 09 max" x 10' 08 max" (4.19m x 3.25m) Window to rear aspect, radiator.

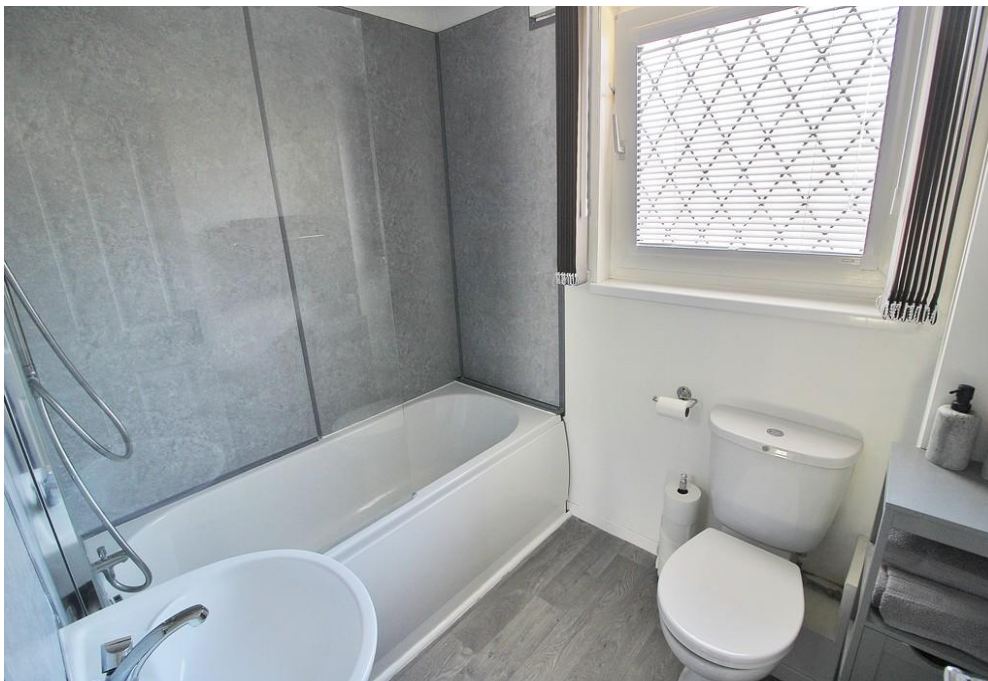
**BEDROOM 3** 11' 03" x 9' 08" (3.43m x 2.95m) Window to front aspect, radiator.

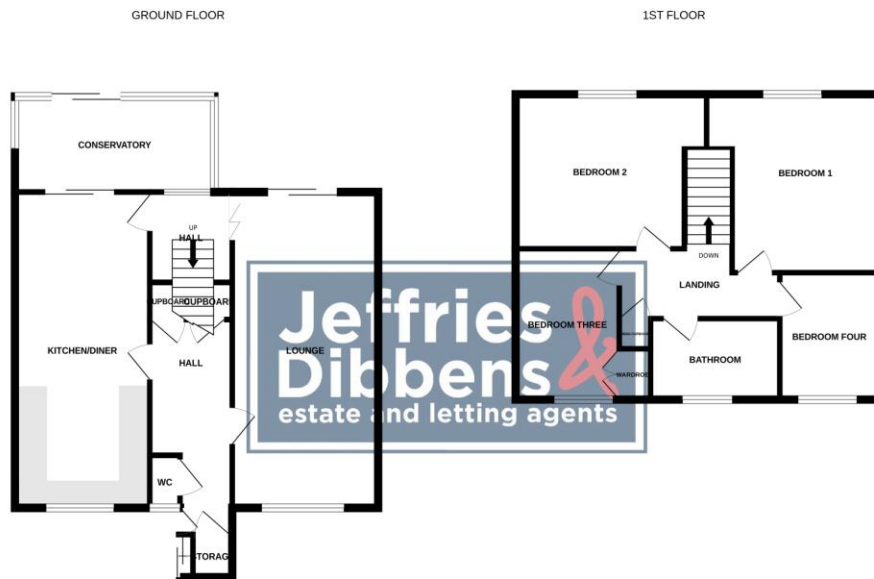
**BEDROOM 4** 8' 08" x 7' (2.64m x 2.13m) Window to front aspect, radiator.

**BATHROOM** Window to front aspect, radiator, panelled bath with shower over, hand wash basin, WC.

**OUTSIDE** Front - Stunning resin driveway providing off road parking.

**REAR GARDEN** Landscaped low maintenance rear garden which is mostly laid to resin, timber shed, outside tap and lighting, single gate and double gate.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCAL AUTHORITY**  
Havant Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.



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