



Maralyn Avenue, Waterlooville PO7 7LP

fox & sons

welcome to

Maralyn Avenue, Waterlooville

Three bed end terrace with driveway and spacious garden. Lounge and kitchen/diner with garden access. Two double bedrooms, one single, and family bathroom. Sought after location near amenities and schools. No chain and ideal for modernisation.

Entrance Porch

Via front door. Door to hallway.

Hallway

Stairs leading to first floor. Doors to:

Lounge

Double glazed window to front aspect. Brick fireplace with hearth and mantel over, carpet flooring, radiator.

Kitchen / Diner

Double glazed windows to side and rear aspects. Double glazed French doors leading to rear garden. Range of wall and base cupboards with work surface over incorporating circular sink unit with mixer tap over. Space for washing machine, free standing cooker, fridge/freezer and table and chairs. Tiled floor, radiator, tiled to principal areas, beams to ceiling.

First Floor Landing

Doors to:

Bedroom One

Double glazed window to rear aspect. Carpet flooring, radiator. Door to en-suite.

En-Suite

Double glazed window to rear aspect. Panel enclosed bath, low level WC, bidet and pedestal wash hand basin. Carpet flooring, heating towel rail.

Bedroom Two

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

Bedroom Three

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

Shower Room

Low level WC, shower cubicle and wash hand basin over vanity unit. Carpet flooring, radiator.

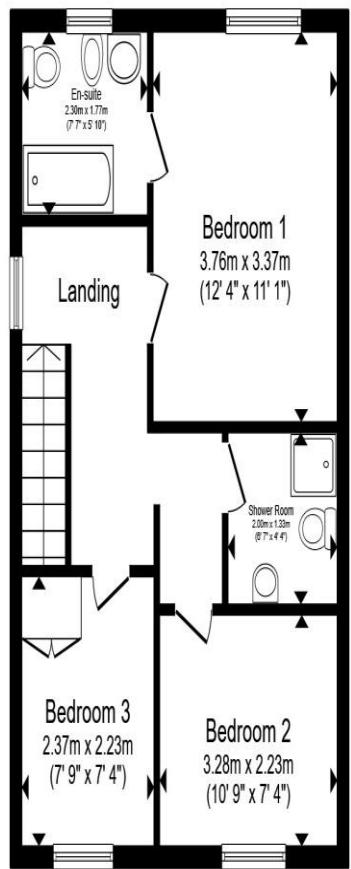
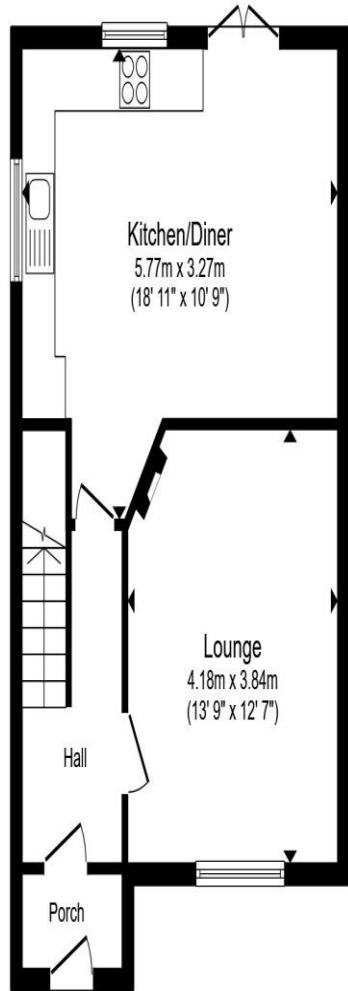
Outside

Front

Off road parking. Lawn area with flower beds and mature shrubs. Pedestrian gate to rear garden.

Rear Garden

Patio, lawned area, hedging and flower beds.



Total floor area 92.4 m² (995 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

Maralyn Avenue, Waterlooville

- No Chain - Potential to Modernise
- Large Rear Garden
- Lounge & Kitchen / Diner
- Off Road Parking
- Close to Amenities & Schools

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£300,000



view this property online fox-and-sons.co.uk/Property/WLV109588



Property Ref:
WLV109588 - 0003

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



023 9226 2447



Waterlooville@fox-and-sons.co.uk



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



fox-and-sons.co.uk