



£310,000

Shaftesbury Avenue

Waterlooville, PO7 5HL

PROPERTY SUMMARY

IDEAL FIRST TIME OR INVESTMENT PURCHASE! We are delighted to offer for sale this 3 bedroom end of terraced property in Shaftesbury Avenue. This family home is presented for sale in good condition throughout and internal viewings are very strongly advised. The property boasts 3 double first floor bedrooms, a fitted bathroom suite, a through lounge/diner, a downstairs W.C and a fitted kitchen. Externally there is a large front garden and rear garden. Several schools, parks and green spaces are close at hand and early interest is expected!





HALLWAY Storage cupboard, radiator, stairs to first floor, door to:

WC Window to front aspect, wash hand basin, radiator, W.C.

KITCHEN 12' 4" x 8' 9" (3.76m x 2.67m) Window to rear aspect, a range of wall and base level units incorporating sink unit, built in over with hob and fan over, integrated fridge/freezer, space and plumbing for washing machine and dishwasher, radiator, larder cupboard housing meters and fuse box, door to rear garden, door to:

LOUNGE/DINER 21' 5" x 10' 3" (6.53m x 3.12m) Windows to front and rear aspects, radiator.

LANDING

BEDROOM 1 13' 10" x 8' 11" (4.22m x 2.72m) Window to rear aspect, radiator, built in storage cupboard.

BEDROOM 2 12' 4" x 9' 2" (3.76m x 2.79m) Window to rear aspect, radiator.

BEDROOM 3 10' 4" x 7' 7" (3.15m x 2.31m) Window to front aspect, radiator.

BATHROOM Window to front aspect, wash hand basin, panelled bath with shower over, heated towel rail, W.C.

OUTSIDE

REAR GARDEN Gated rear access, mainly laid to lawn, patio area, outside tap, brick built storage shed.

FRONT GARDEN Laid to shingle and hard stand.





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	73 C	77 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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