



Albretia Avenue, Waterlooville PO8 8QS

welcome to

Albretia Avenue, Waterloo

Stylish four bed link detached with flexible converted garage, EV charger, modern kitchen, open plan living, en-suite rooms, three camera CCTV system and a sunny garden in a quiet spot close to schools, transport and amenities.

Entrance Porch

Double glazed window to front aspect. Laminate flooring, door to lounge/diner.

Lounge / Diner

Double glazed window to front aspect. Carpet flooring, two radiators, double glazed doors leading to rear garden. Feature fireplace, stairs leading to first floor.

Kitchen

Double glazed window to rear aspect. Range of wall and base units with work surface over, incorporating sink unit with mixer tap over. Breakfast bar. Space for washing machine, dishwasher and American style fridge/freezer. Space for additional upright fridge/freezer, built-in double oven, hob and extractor hood. Double glazed door leading to rear garden, tiled floor.

Bedroom One

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

En-Suite

Shower cubicle, low level WC and wash hand basin set over vanity unit. Tiled to principal areas, tiled floor, heated towel rail, extractor fan.

First Floor Landing

Access to loft space. Double glazed window to side aspect. Carpet flooring.

Bedroom Two

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

En-Suite

Double glazed window to side aspect. Shower cubicle, low level WC and pedestal wash hand basin.

Bedroom Three

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

Bedroom Four

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

Bathroom

Double glazed window to rear aspect. Whirlpool spa bath with shower over, wash hand basin and low level WC set over vanity unit. Radiator, tiled walls and tiled floor.

Outside

Front

Tarmac frontage providing off road parking for multiple vehicles. EV charging point. Personal gate to rear garden.

Converted Garage

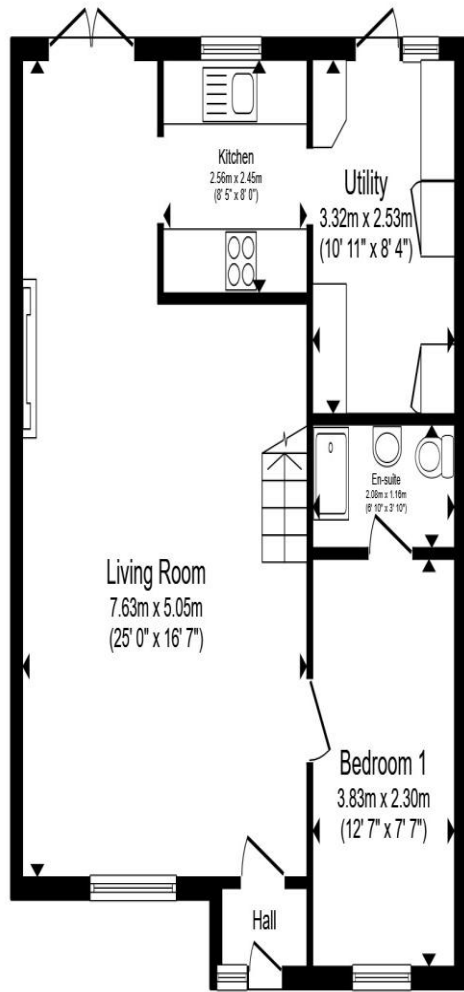
Double glazed window to side aspect. Power and light. Could be used for home office, bar, gym etc. Personal door to side.

Rear Garden

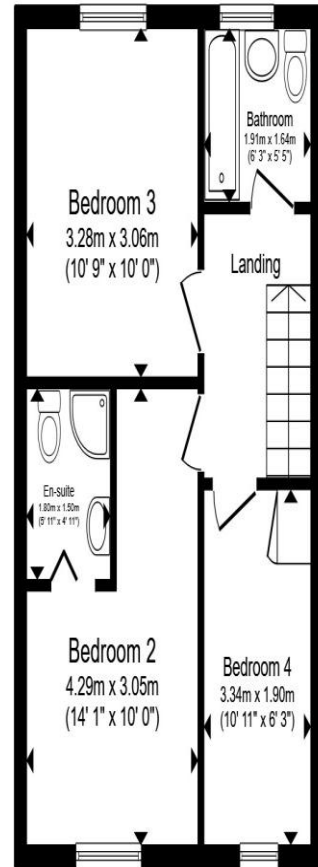
Block paved patio and laid to lawn with mature shrub border and fruit tree. Enclosed by panel fencing. Personal door to converted garage and pedestrian gate to front.

Agents Note:

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an associate of an employee of the Connells Group



Ground Floor



First Floor

Total floor area 101.4 m² (1,092 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
Albretia Avenue,
Waterlooville

- Four Bedrooms
- Two En-Suites
- Open Plan Lounge/Diner
- Converted Garage Space
- EV Charger and Driveway

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in excess of
£425,000



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Property Ref:
WLV109221 - 0005

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