





Avondale Road, Waterlooville PO7 7ST

fox & sons

welcome to

Avondale Road, Waterlooville

Spacious four bed detached chalet bungalow on sought-after Avondale Road. Offering nearly 2,000 sq ft of versatile living space, a lounge/diner, kitchen/breakfast room, two bathrooms, ample parking, garage/workshop, and easy access to the town centre and amenities.

Entrance Porch
Via UPVC and double glazed door to side. Door to hallway.

Entrance Hall
Storage cupboard, radiator. Doorway to kitchen/breakfast room and doors to shower room, lounge/diner and bedrooms three and four.

Shower Room
Double glazed window to front aspect. Walk-in shower with aqua panelling to shower walls, low level WC, wash hand basin set over vanity unit. Radiator, part tiled walls, laminate flooring, extractor fan.

Kitchen / Breakfast Room
Two double glazed windows to front aspect. Range of wall and base cupboards and drawers with work surface over, incorporating sink unit with mixer tap over. Space for washing machine, tumble dryer and upright fridge/freezer. Built-in oven with gas hob and extractor hood over, built-in dishwasher, laminate flooring, radiator, space for table and chairs.

Lounge / Diner
Double glazed French doors leading to rear garden, double glazed window to side aspect. Stairs leading to first floor, laminate flooring, radiator.

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

Bedroom Four / Office
Double glazed window to side aspect. Laminate flooring, radiator.

First Floor Landing
Carpet flooring. Doors to:

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

Bedroom Two
Double glazed sky light windows to both sides. Carpet flooring, radiator, eaves storage space.

Bathroom
Double glazed sky light. Panel enclosed bath with shower over, vanity unit housing wash hand basin, low level WC. Laminate flooring, heated towel rail.

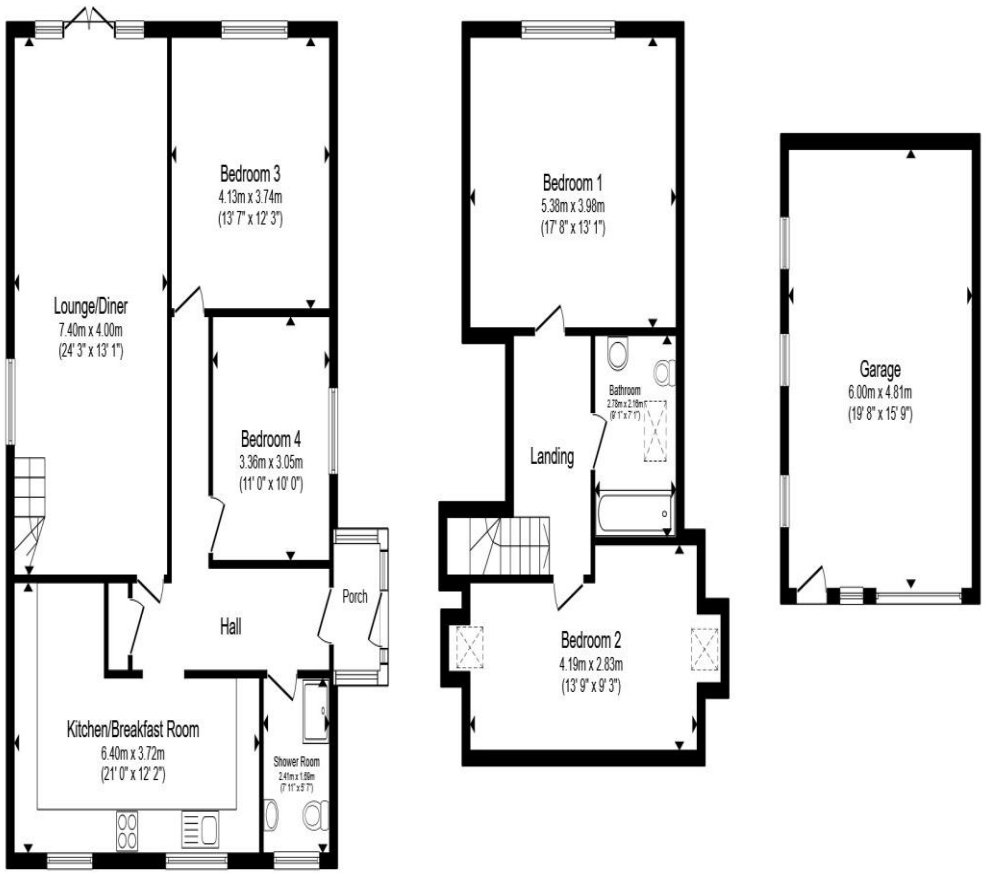
Outside

Front
Front garden laid to patio. Gated entrance to long block paved driveway and rear garden, providing off road parking for several cars, leading to the garage/workshop. Electric vehicle charger.

Rear Garden
Lovely rear garden with patio and pathway. Laid to lawn with mature flowers, shrubs and trees. Shingle area with garden shed and greenhouse.

Garage
Double glazed windows and personal door. Up and over door, power and light.

Agents Note:
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead



Total floor area 174.1 m² (1,874 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

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welcome to

Avondale Road, Waterlooville

- Detached Chalet Bungalow
- Four Bedrooms
- Downstairs Shower Room / Upstairs Bathroom
- Ample Off Road Parking with EV Charger
- Garage / Workshop

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



offers in excess of

£465,000

view this property online fox-and-sons.co.uk/Property/WLV109870

The Property Ombudsman

Property Ref:
WLV109870 - 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.

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