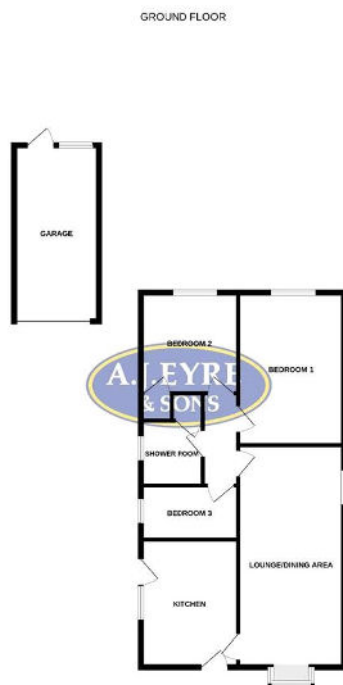




PRICE: £365,000



Whilst every attempt has been made to ensure the accuracy of the information contained herein, the Agents accept no liability for any errors or omissions. The plan is for information only and should not be used as a basis for any financial or legal decision. The Agents accept no liability for any errors or omissions. The plan is for information only and should not be used as a basis for any financial or legal decision. The Agents accept no liability for any errors or omissions. The plan is for information only and should not be used as a basis for any financial or legal decision.



## Spruce Avenue, Waterlooville, PO7 8HE

THREE BEDROOM DETACHED BUNGALOW off the popular 'Frendstaple' development in Waterlooville. Accommodation boasts lounge / dining room, modern shower room, off road parking to the front and side leading to the detached garage. Landscaped rear garden, good access to local amenities and A3(M).

### Agents notes:

We have not tested any systems or appliances and no warranty as to the condition or suitability is confirmed nor implied. All measurements are approximate.

These particulars are thought to be materially correct but their accuracy is not guaranteed and they do not form part of any contract.

To verify flood risk of this property please see the following link;

<https://check-long-term-flood-risk.service.gov.uk/risk>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

Covered Entrance  
Double glazed front door.

**Kitchen** W: 9' 6" x L: 12' 5" (W: 2.89m x L: 3.78m)  
Matching range of wall and base units complemented with work surfaces over incorporating stainless steel sink unit with mixer tap and drainer, electric hob with extractor canopy over, eye level double oven, space for fridge / freezer, space and plumbing for washing machine, tiled splashback, double glazed window to side aspect, double glazed door to side aspect, coved and textured ceiling.

**Lounge / Dining Room** W: 10' 3" x L: 21' 6" (W: 3.12m x L: 6.56m)  
(Maximum measurements). Double glazed windows to front and side aspects, coved and textured ceiling, two radiators, dado rail.

**Inner Hall**  
Textured ceiling with access to partly boarded loft area with pull down ladder and light.

**Bedroom One** W: 10' 5" x L: 14' 10" (W: 3.17m x L: 4.51m)  
Double glazed window to rear aspect, radiator, coved and textured ceiling.

**Bedroom Two** W: 9' 6" x L: 9' 10" (W: 2.89m x L: 2.99m)  
Double glazed window to rear aspect, radiator, storage cupboard with hanging rail, wall mounted boiler for central heating, coved and textured ceiling.

**Bedroom Three** W: 9' 6" x L: 5' 3" (W: 2.89m x L: 1.6m)  
Double glazed window to side aspect, radiator, textured ceiling.

**Shower Room** W: 6' 4" x L: 6' 4" (W: 1.94m x L: 1.93m)  
Suite comprising shower cubicle with wall mounted shower, wash hand basin and low level wc set in vanity unit, tiled walls, laminate wood effect flooring, chromium ladder style radiator, textured ceiling, double glazed obscured window to side aspect, airing cupboard with shelving and hot water tank.

**OUTSIDE**  
The frontage is mainly driveway creating off road parking with double gated access leading to additional driveway down the side of the property and to the detached garage, there is also an external water tap. Gated side access leads into the well tended mature terraced rear garden boasting patio / seating area adjoining the rear of the property with artificial lawn. Steps to the side provide access to all terraces leading down to the bottom, panelled fencing complements the side and rear boundaries.

**Garage** W: 8' 3" x L: 17' 2" (W: 2.5m x L: 5.22m)  
Electric up and over door to the front, window and personal door to the rear, power and lighting.

