

GROUND FLOOR



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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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>

PRICE:£360,000



Beechwood Avenue, Waterlooville, PO7 7LR

NO FORWARD CHAIN is offered with this EXTENDED THREE BEDROOM SEMI DETACHED BUNGALOW BOASTING A GENEROUS SIZED REAR GARDEN on the outskirts of Waterlooville Town Centre. Accommodation to include spacious lounge / dining room, spacious kitchen / breakfast room, large rear garden, driveway and garage.

Covered Entrance
Double glazed front door.

Entrance Hall
Storage cupboard housing utility meters, textured ceiling, picture rail, radiator.

Lounge / Dining Room W: 11' 9" x L: 23' (W: 3.59m x L: 7.01m)
(Overall maximum measurements).
Feature fireplace with wood mantle over, brick surround and hearth with inset fire, radiator, double glazed French doors to rear aspect and garden, glazed Georgian style doors with Georgian style side panels to kitchen / breakfast room, coved and textured ceiling, picture rail.

Kitchen / Breakfast Room W: 8' 3" x L: 18' 6" (W: 2.51m x L: 5.63m)
Matching range of wall and base units complemented with work surfaces over incorporating 1½ bowl sink unit with mixer tap and drainer, space for gas cooker, wall mounted Vaillant boiler for central heating, space and plumbing for washing machine, tiled to principle areas, two double glazed windows to side aspect, space for table and chairs, double glazed door to rear aspect and garden, radiator, coved and textured ceiling with picture rail.

Bedroom One W: 11' x L: 12' 5" (W: 3.34m x L: 3.78m)
(Maximum measurements into bay window).
Double glazed bay window to front aspect, radiator, textured ceiling and picture rail.

Bedroom Two W: 8' 10" x L: 14' 5" (W: 2.7m x L: 4.4m)
(Maximum measurements).
Double glazed window to front aspect, radiator, textured ceiling with picture rail.

Bedroom Three W: 8' 4" x L: 10' 2" (W: 2.54m x L: 3.11m)
Double glazed window to side aspect, radiator, textured ceiling with picture rail.

Bathroom W: 6' x L: 5' 10" (W: 1.83m x L: 1.77m)
Suite comprising panelled bath, close coupled low level wc, pedestal wash hand basin, tiled to principle areas, double glazed obscured window to side aspect, radiator, coved and textured ceiling with access to loft area.

OUTSIDE

The frontage boasts driveway providing off road parking leading down the side of the property (some restricted access) to the detached garage. The remainder of the frontage boasts mature planting. Gated access leads down the driveway to the mature rear garden which boasts extensive patio / seating area adjoining the rear of the property with the remainder mainly laid with lawn. Two greenhouses to remain, mature well tended borders, panelled fencing complement the boundaries and outside tap. The rear boasts a North / West aspect.

Garage W: 9' 8" x L: 18' 10" (W: 2.94m x L: 5.75m)
(Currently missing the front door). Double glazed window to rear aspect, power point and lighting.

