





Athens Way, Waterlooville PO7 5EG

fox & sons

welcome to

Athens Way, Waterlooville

Impressive three-bedroom semi-detached townhouse with over 1,200 sq ft of versatile accommodation. Features include a garden, garage, driveway parking, EV charger and solar panels. Ideally located for schools and amenities.

Entrance Hall
Storage cupboard, stairs to first floor. Door to study and through to kitchen/diner.

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

W C
Double glazed window to side aspect. Low level WC, wash hand basin.

Kitchen / Diner
Range of wall and base cupboards and drawers with work surface over incorporating sink unit. Built-in appliances, oven, gas hob with extractor hood over. Wood laminate flooring, vertical radiator, stairs leading to first floor. Double glazed French doors and windows to rear garden.

First Floor Landing
Storage cupboard. Doors to:

Lounge
Two double glazed windows to rear aspect. Two radiators, carpet flooring.

Bedroom One
Two double glazed windows to front aspect. Built-in wardrobes, carpet flooring, radiator. Door to en-suite.

En-Suite
Shower cubicle, low level WC, wash hand basin. Heated towel rail, tiled walls.

Second Floor Landing
Doors to:

Bedroom Two
Two double glazed windows to front aspect. Carpet flooring, radiator.

Bedroom Three
Double glazed window to rear aspect. Built-in wardrobes, carpet flooring, radiator.

Bathroom
Panel enclosed bath with shower over, low level WC, wash hand basin. Radiator, tiled walls.

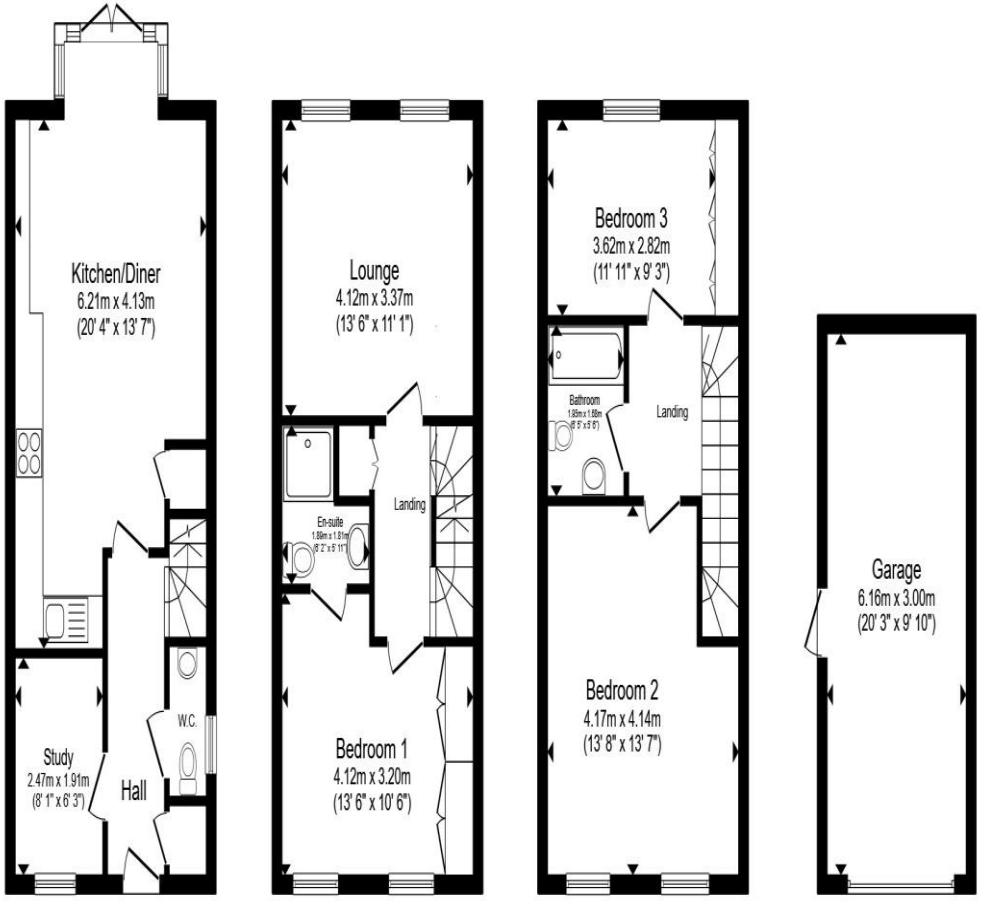
Outside

Front
Front garden with hedging. Block paved driveway providing off road parking, leading to garage. EV charging point, pedestrian gate to rear garden.

Garage
Up and over door, power and light. Personal door to rear garden.

Rear Garden
Good size garden, laid to astro turf, patio and decking, enclosed by panel fencing with mature trees and outside tap. Door to garage.

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 126.3 m² (1,359 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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Athens Way, Waterlooville

- Three Double Bedrooms
- Over 1,200 sq ft
- Semi Detached Townhouse
- En-Suite to Master Bed
- Garage & Off Road Parking

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



guide price

£400,000

view this property online fox-and-sons.co.uk/Property/WLV109970

The Property Ombudsman

Property Ref:
WLV109970 - 0005

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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