



Guide Price £485,000- £495,000

Rowlands Avenue,

Waterlooville, PO7 7RU

PROPERTY SUMMARY

We are delighted to offer for sale this deceptively spacious and very well presented semi detached property in Rowlands Avenue, Waterloooville. This extended family home boasts 4 double bedrooms arranged over 2 floors, 2 bathroom suites, large lounge, utility room, stunning fitted kitchen/breakfast room and a beautiful sun lounge with lantern style roof. Externally there is a large well maintained and private rear garden, garage and off road parking for several vehicles. The property is situated within walking distance of local parks, shops and bus routes. Early interest in this fabulous property is expected so to avoid disappointment contact us as sole agents today.





ENTRANCE HALL 2 Radiators, under stair cupboard, engineered Oak flooring running through majority of ground floor, stairs to first floor, doors to:

BEDROOM 3 13' 01" x 11' 10" (3.99m x 3.61m) Window to front aspect, radiator.

BEDROOM 4 11' 2" x 10' 2" (3.4m x 3.1m) Window to front aspect, radiator.

UTILITY ROOM 5' 2" x 4' 2" (1.57m x 1.27m) Work surfaces with inset sink unit and hose style mixer tap, plumbing for washing machine, space for tumble dryer, shelving.

SHOWER ROOM Window to side aspect, heated towel rail, shower, WC and hand wash basin with vanity surround and cupboard under, spot lighting, fully tiled surround and floor.

LOUNGE 19' 8" x 11' 2" (5.99m x 3.4m) Radiator, log burner, opening to both kitchen/breakfast room and sun lounge.

KITCHEN/BREAKFAST ROOM 19' x 14' 5" (5.79m x 4.39m) Skylight window, window to side. radiator, under floor heating, extensive range of fitted cupboards, units and work surfaces with built in bin, pantry style cupboard, integrated double oven, induction hob, extractor, fridge, freezer, dishwasher, wine cooler, centre island breakfast bar with inset 1 1/2 bowl sink unit and mixer tap, spot lighting, tiled flooring, opening to:

SUN LOUNGE 21' 4" x 12' 6" (6.5m x 3.81m) Radiator, under floor heating, twin windows to rear garden bi-fold doors to rear garden, lantern style roof, spot lighting, tiled flooring.

FIRST FLOOR Landing - Twin Velux windows to rear, doors to:

BEDROOM 1 19' x 11' 6" (5.79m x 3.51m) Window to rear aspect, twin Velux windows to side aspect, radiator, 3 built in wardrobes, door to bathroom.

BEDROOM 2 14' 5" x 9' 2" (4.39m x 2.79m) Window to front aspect, radiator, access to:

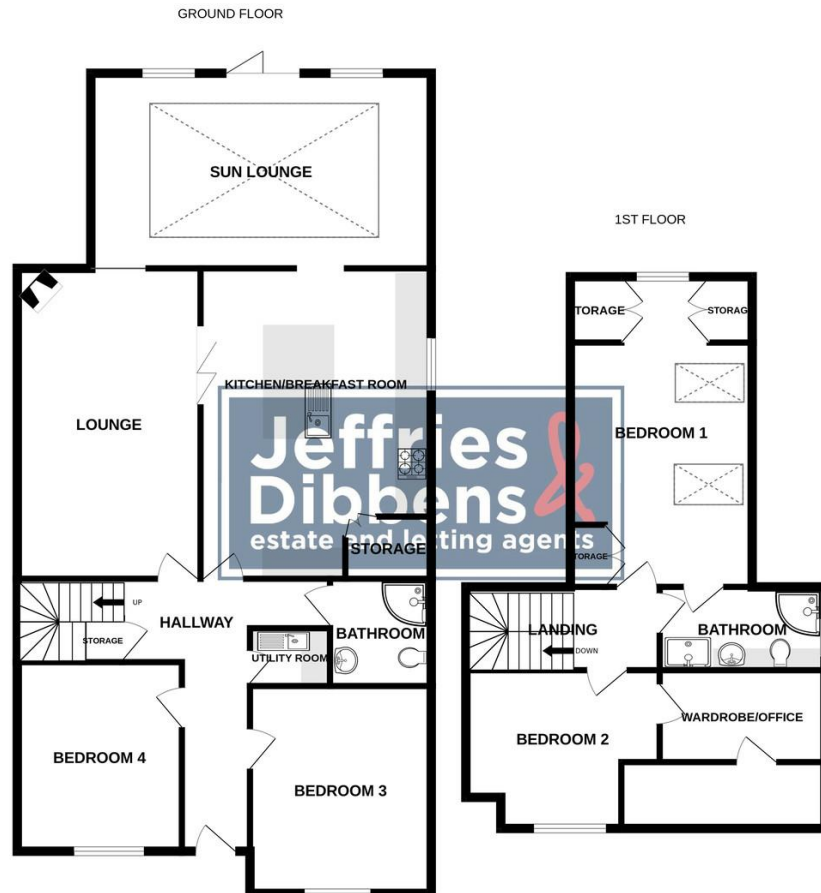
WALK IN WARDROBE/OFFICE 11' 6" x 5' 6" (3.51m x 1.68m) Light and power, access to eaves storage.

BATHROOM 11' 6" x 7' 10" (3.51m x 2.39m) Window to side aspect, Velux window to rear aspect, heated towel rail, shower, corner bath, WC and hand wash basin with extensive vanity surround and cupboards under, spot lighting, tiled floor and surround.

OUTSIDE Front - Off road parking for several vehicles, side access to:

REAR GARDEN Beautiful and well maintained rear garden which is mostly laid to lawn, patio area, mature trees and borders, lighting, tap, log store, power point.

GARAGE Up and over door, light and power.



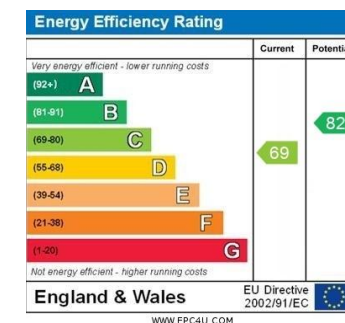
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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estate and letting agents

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