



O'HARA
PROPERTIES & ESTATES

SHELLEY GARDENS | WATERLOOVILLE | PO8 8LT

£350,000



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WELCOME Home

O'Hara Properties and Estates welcome to you this 3-bedroom bungalow in a quiet cul-de-sac in Waterlooville.

The property is within walking distance from local shops, schools and bus routes.

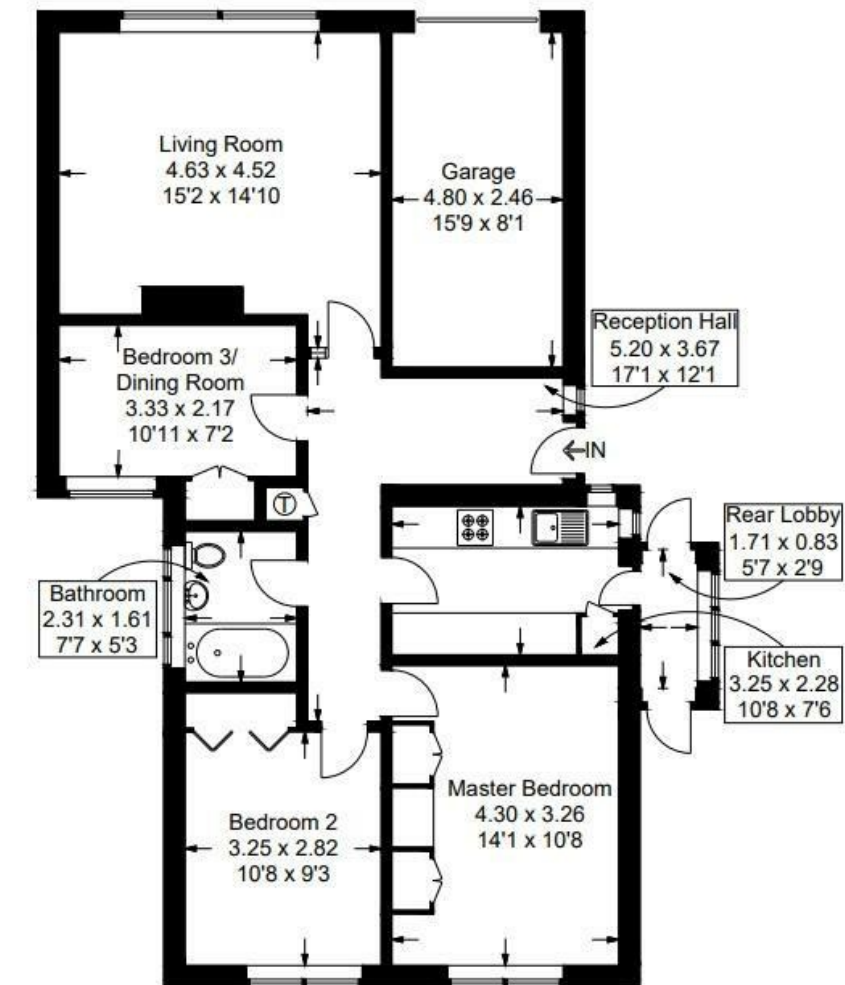
It is a perfect property for investors, first time buyers and those looking to downsize.

To view this property please call 02392259822



Shelley Gardens, Waterlooville

Approximate Gross Internal Area = 92.2 sq m / 992 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



PROPERTY DESCRIPTION

You access this sizeable property via a private driveway and well-maintained front garden. This property gives you the perfect opportunity to create your dream home. The living room features a cosy, modern design with large windows that flood the room with natural light. The kitchen showcases vintage cabinets that allow plenty of storage space and provides ample worktop space. Leading on to the main bedroom, this room is finished in neutral tones giving it a bright spacious feeling providing you with a perfect blank canvas to easily personalise. Moving on to the second bedroom, this bedroom overlooks the well-kept rear garden. The third bedroom is a cosy single room that can potentially be a dining area or home office. The bathroom consists of a 3-piece suite with shower overhead bath.

RECEPTION HALL

LIVING ROOM

KITCHEN

MASTER BEDROOM

BEDROOM 2

BEDROOM 3

BATHROOM

REAR LOBBY

GARAGE

ADDITIONAL INFORMATION

Tenure marketed as: Freehold
Council Tax band: C
Authority: Havant Borough Council
Property type: Semi-detached, Bungalow
Parking: Garage, Driveway
Connected to mains electricity
Heating: Gas central heating
Water supply: Mains Water Supply
The property has Ultrafast broadband available
Building safety issues: No
Flood Risks: No

DISCLAIMER

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



FEATURES

- PROBATE PROPERTY
- DRIVEWAY
- SEMI-DETACHED
- GARAGE
- QUIET LOCATION
- MAINTANABLE GARDENS

