



ESTATE AGENTS



Waterlooville, Hampshire

£400,000

Waterlooville, Hampshire

Set at the bottom of this quiet cul de sac, Bourne are delighted to bring to the market this fantastic three bedroom family home.

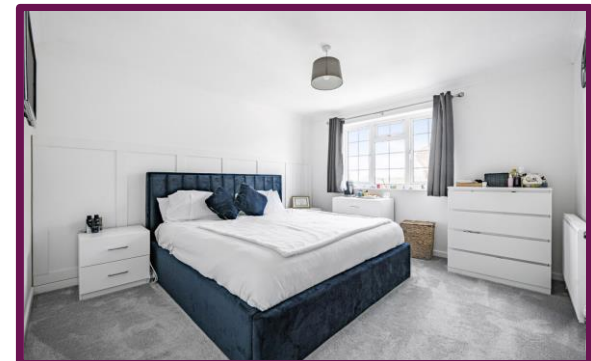
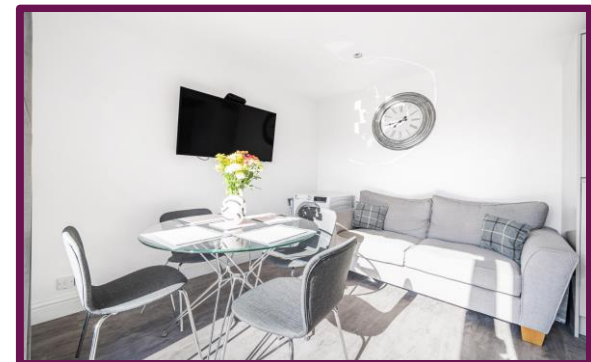
The property has been modernised through-out and features large entrance hallway leading to reception room with bay window, open plan kitchen diner with integrated appliances, double oven and French doors through to private garden. The ground floor is completed with W/C.

Upstairs boasts three great size double bedrooms, family bathroom with white suite and separate walk in shower.

Outside benefits from garage and driveway parking for several vehicles. Viewing is highly advised.

Freehold

- Semi Detached Home
- Cul De Sac
- Three Double Bedrooms
- Modern Kitchen/Diner
- Private Rear Garden
- Garage
- Driveway Parking
- Modern Bathroom



Floorplan

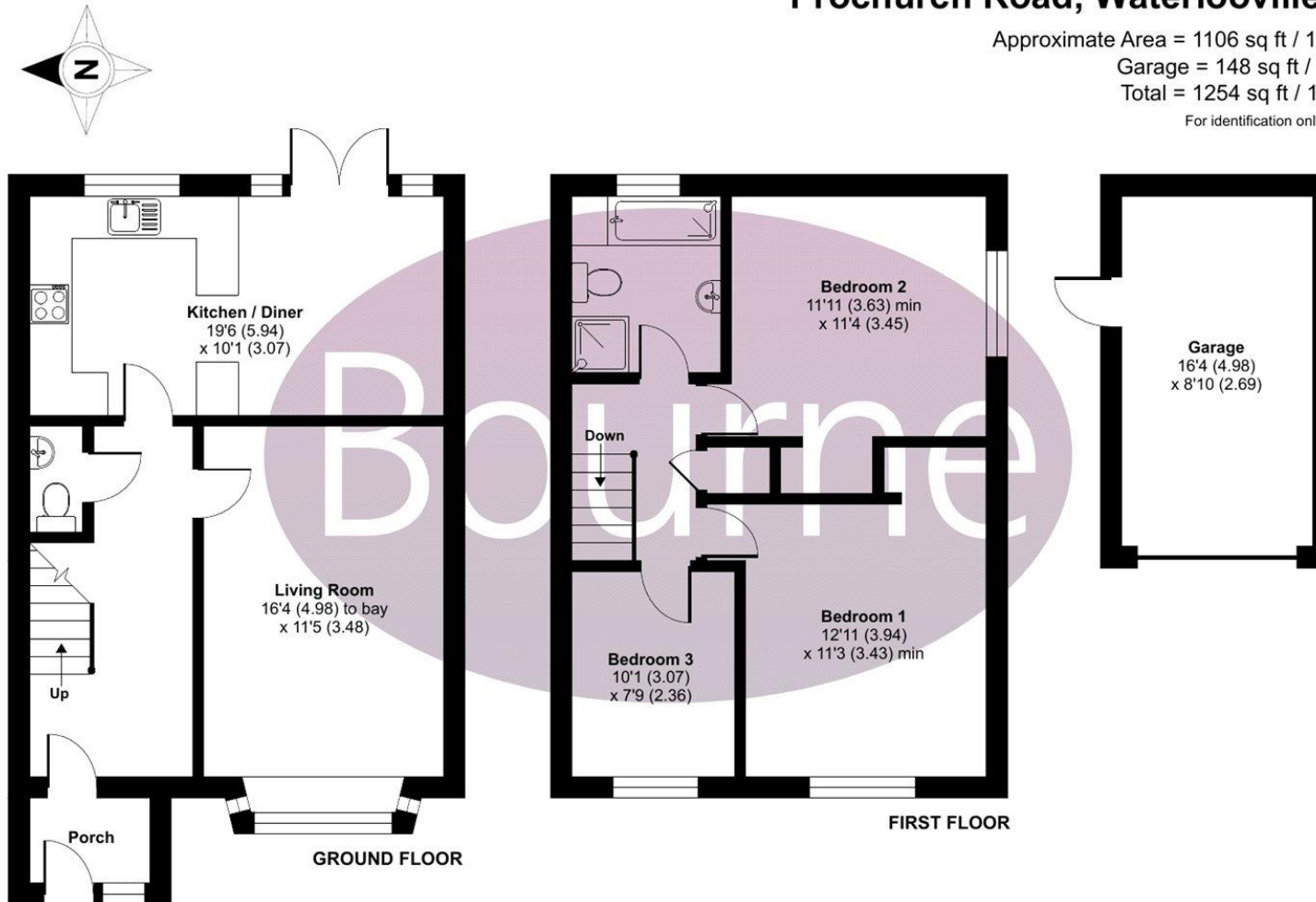
Prochurch Road, Waterlooville, PO8

Approximate Area = 1106 sq ft / 102.7 sq m

Garage = 148 sq ft / 13.7 sq m

Total = 1254 sq ft / 116.4 sq m

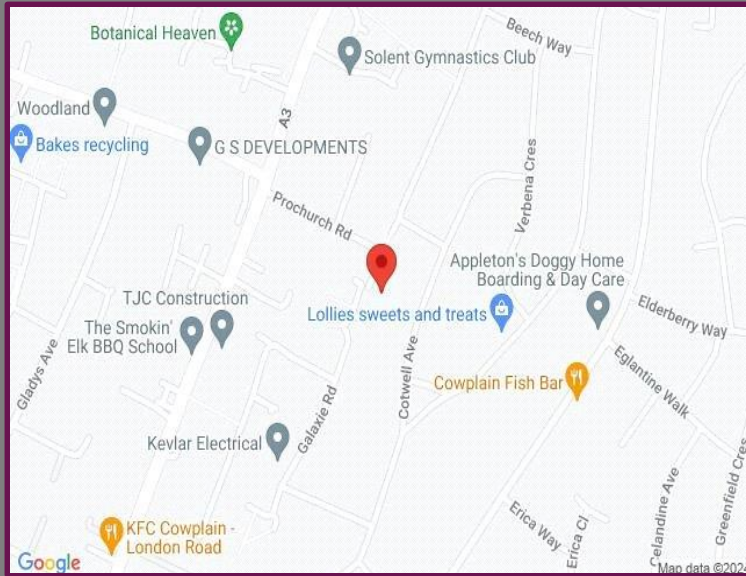
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2024. Produced for Bourne Estate Agents. REF: 1116795

Location

Prochurch Road is located on the Horndean/Cowplain boarder within easy access of the A3. Close to some of the areas most reputable schools and offers easy access to the A3. It is a 10 minute drive to Petersfield which has a mainline train station and a good selection of shops and amenities.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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