

MARLBOROUGH CLOSE | WATERLOOVILLE | PO7 5TE

£300,000



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WELCOME *Home*

O'Hara Properties and Estates are delighted to introduce to you this wonderful 3-bedroom mid terrace house in the heart of Purbrook.

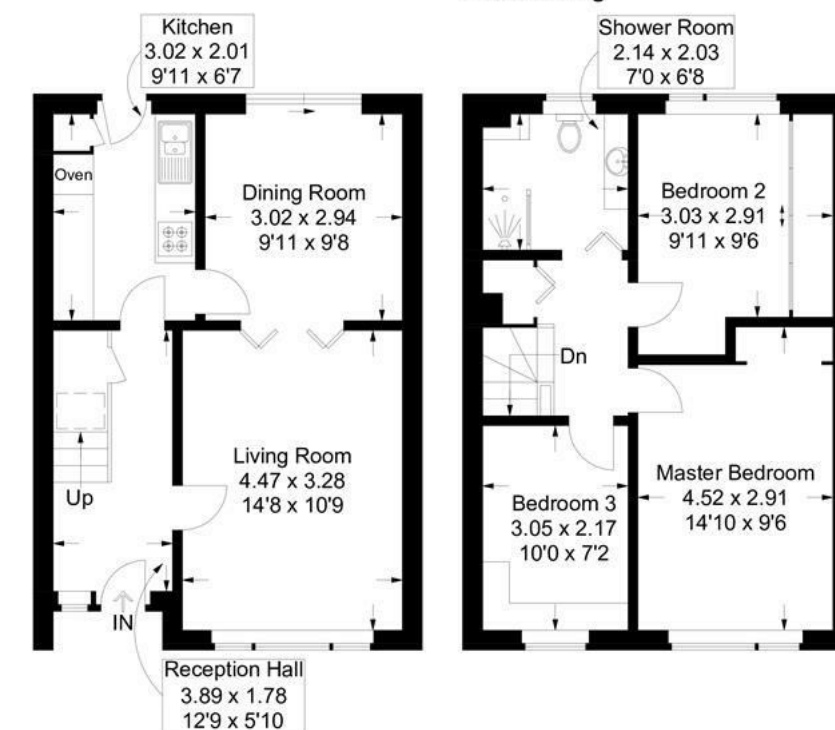
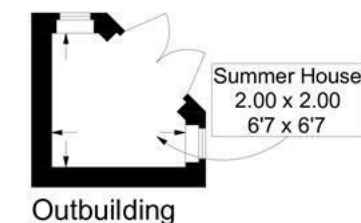
The location is perfect for first time buyers, families, or investors. This property is close to local shops, bus routes and is a good school catchment area for popular local schools.

To book a viewing for the must view property please call 02392259822!!



Marlborough Park, Havant

Approximate Gross Internal Area = 79.8 sq m / 859 sq ft
Outbuilding = 3.4 sq m / 36 sq ft
Total = 83.2 sq m / 895 sq ft



Ground Floor

First Floor

□ = Reduced headroom below 1.5m / 5'0

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		87
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



PROPERTY DESCRIPTION

As you approach this charming mid-terrace 3-bedroom home, you're greeted with a neat pathway leading to the front door. This property is nicely set back from the pavement. On entrance the property has a welcoming, homely feel. Leading on to the right of the entrance hall you have the spacious, bright living room completed with fresh cream and white tones. As you make your way to the back of the living room, you have a dining area that over looks the well-kept garden. Heading towards the rear of the home, you'll find a sleek and stylish modern galley kitchen.

Upstairs, you'll find three well-proportioned bedrooms, including a generous master, a second double with built in mirrored wardrobes and a versatile third room that's ideal as a nursery, office, or guest room. The bathroom has a walk in shower with plenty of built in storage.

LIVING ROOM

DINING ROOM

KITCHEN

SHOWER ROOM

MASTER BEDROOM

BEDROOM 2

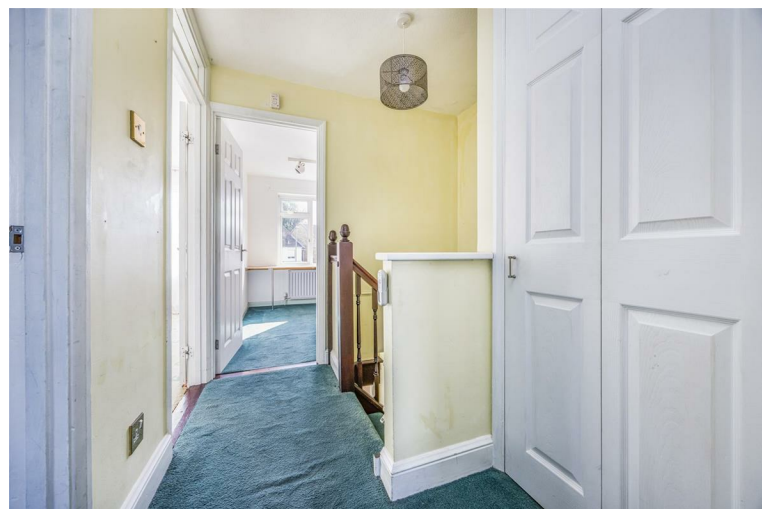
BEDROOM 3

SUMMER HOUSE

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

- PRIVATE GARDEN WITH SUMMER HOUSE
- QUIET CUL-DE-SAC
- VACANT
- PERFECT FOR FIRST TIME BUYERS OR INVESTORS
- PROBATE PROPERTY
- GARAGE

