



O'HARA
PROPERTIES & ESTATES

SANDY BROW | WATERLOOVILLE | PO7 5JP

£315,000



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WELCOME *Home*

O'Hara Properties have been favoured to offer for sale this lovely two bedroom semi-detached house located in the popular Purbrook area of Waterlooville.

This property is perfect for first-time buyers, investors or those looking to down size.

To get a viewing booked in now please call
02392259822!

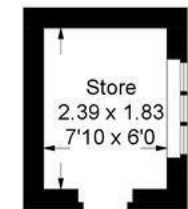


Sandy Brow, Waterlooville

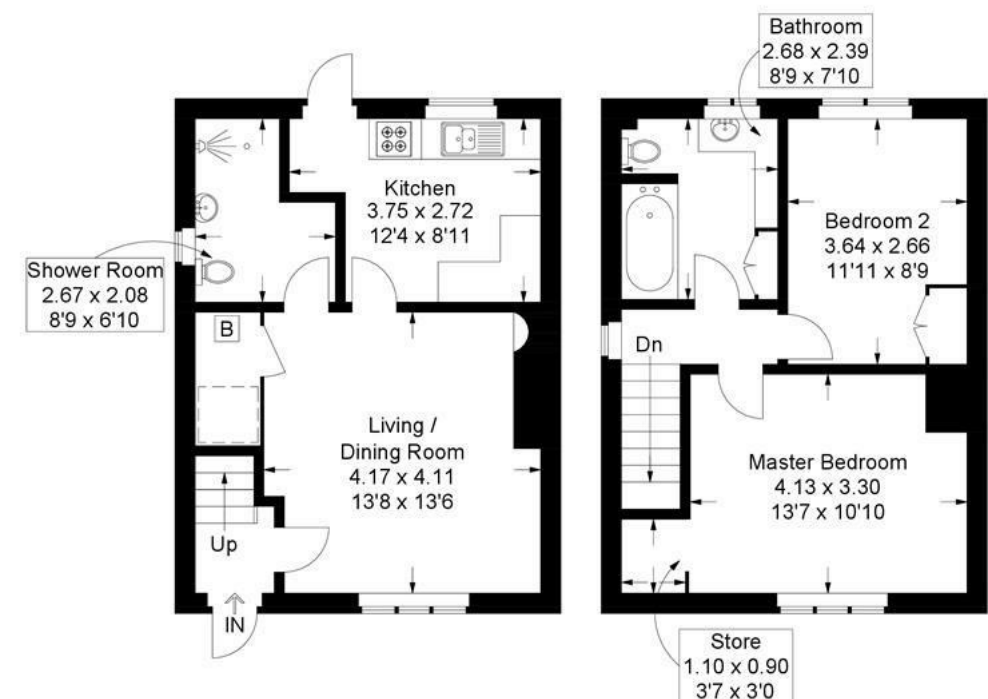
Approximate Gross Internal Area = 72.7 sq m / 782 sq ft

Outbuilding = 4.5 sq m / 48 sq ft

Total = 77.2 sq m / 830 sq ft



Outbuilding



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	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		



PROPERTY DESCRIPTION

Upon entering this property, you are met with your own private driveway with off road parking for two cars. Accommodation on the ground floor consists of a newly decorated, spacious reception room with a large storage cupboard, fitted kitchen and a wet room/WC. The first floor has two good sized double bedrooms that have recently been refurbished and a family bathroom. Outside the property you have a lovely size rear garden that offers a peaceful retreat and endless possibilities for relaxation, play, or entertaining. The property benefits from gas central heating, double glazed windows and is offered with no upper chain.

LIVING ROOM

KITCHEN

DOWNSTAIRS WETROOM W/C

MASTER BEDROOM

BEDROOM 2

BATHROOM

Outbuilding

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

- SEMI DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- SPACIOUS REAR GARDEN
- SIDE ENTRANCE
- DOUBLE GLAZING