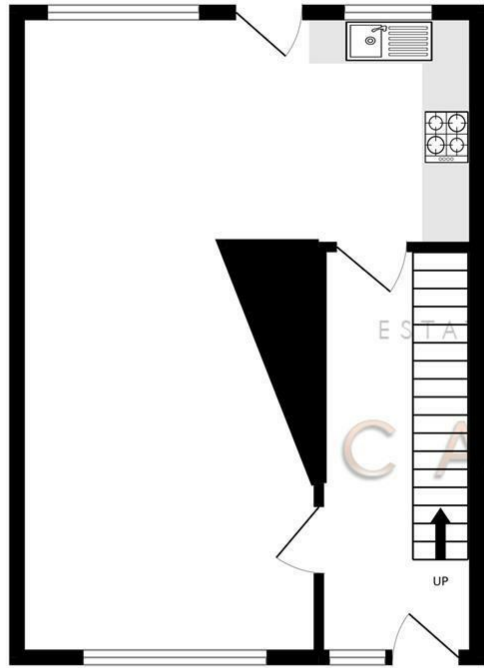
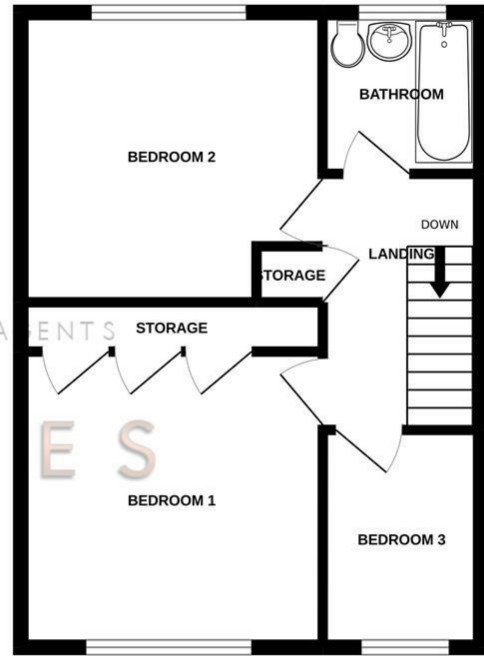


Floor Plan

GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 821 sq.ft. (76.3 sq.m.) approx.
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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90 Cherry Tree Avenue
Waterlooville, PO8 8AT

We are pleased to welcome to the market this three bedroom end of terrace property with off road parking and garage in the popular location of Cherry Tree Avenue, Waterlooville.

This home has potential for a side extension as it sits on a large corner plot.

Internally the property is well presented throughout and the ground floor consists of a lounge room which is open plan to the kitchen diner. There is access into the rear garden which is all paved and wraps around the side of the property with access out to the garage and parking.

Moving upstairs there are three bedrooms, two of which are doubles and a family bathroom completes the accommodation.

Externally there is a front garden, fair sized rear garden with garage and parking.

For more information or to arrange a viewing please call Castles today.

Offers over £300,000

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

02394318899

www.castlesstates.co.uk

2 West Street, Portchester, Fareham, Hampshire, PO16 9UZ

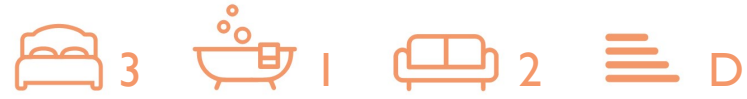
Directors: Charles Tuson | Gary Agar | Sean Wren

Company Number: 12821075

VAT Number: 356389459

90 Cherry Tree Avenue

Waterlooville, PO8 8AT



- THREE BEDROOMS
- GARAGE
- QUIET LOCATION
- FRONT & REAR GARDENS
- END OF TERRACE
- OFF ROAD PARKING
- POTENTIAL FOR SIDE EXTENSION
- CLOSE TO WATERLOOVILLE GOLF COURSE

LOUNGE

15'5" x 12'1" (4.7 x 3.7)

KITCHEN DINER

16'0" x 8'10" (4.9 x 2.7)

BEDROOM ONE

11'1" x 9'10" (3.4 x 3.0)

BEDROOM TWO

10'2" x 9'10" (3.1 x 3.0)

BATHROOM

5'10" x 5'2" (1.8 x 1.6)

BEDROOM THREE

8'2" x 5'10" (2.5 x 1.8)

Solicitors

If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Financial Services

If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a

last minute comparison before you purchase a property as the current deals can change weekly.

Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

