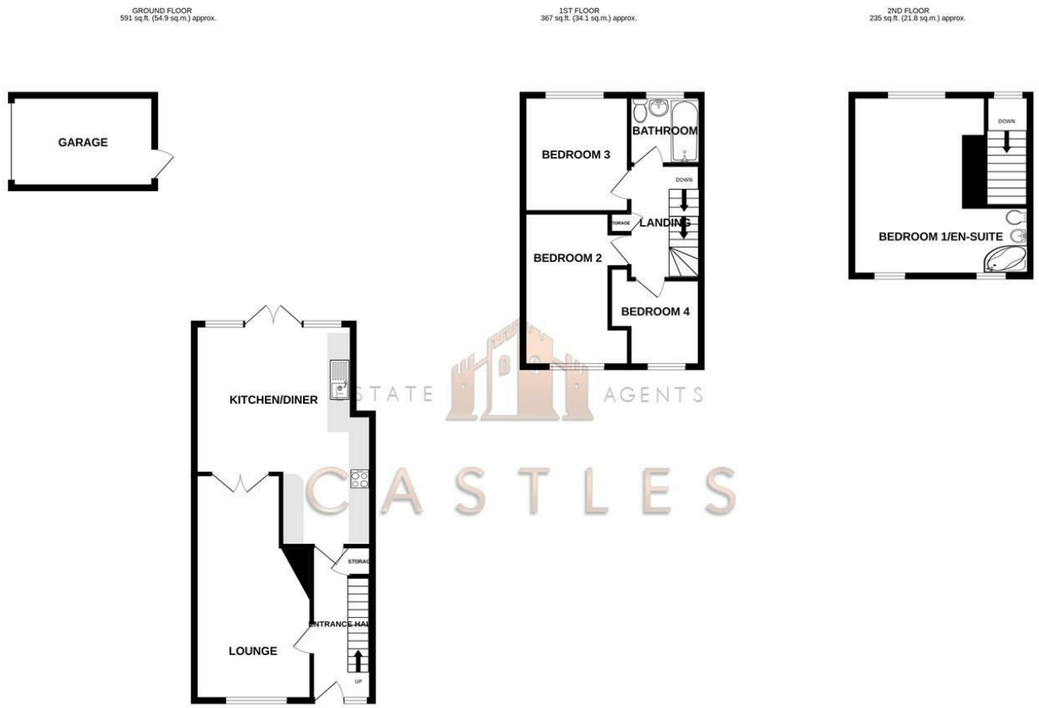
## Floor Plan




TOTAL FLOOR AREA : 1192 sq.ft. (110.8 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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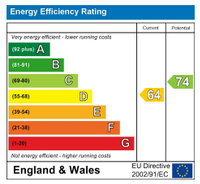
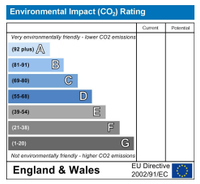
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.




02394318899

www.castlesestates.co.uk

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

Directors: Charles Tuson | Gary Agar | Sean Wren

Company Number: 12821075

VAT Number: 356389459

CASTLES
ESTATE AGENTS

# 114 Cherry Tree Avenue

## Waterlooville, PO8 8AT

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

The ground floor consists of a lounge room with double doors opening into the large kitchen dining space. French doors open up onto the garden.

Moving up to the first floor there are three bedrooms and a modern family bathroom. The bedrooms to the front of the property have rural views through the trees and across the golf course. Up to the top floor there is a primary bedroom with. en-suite bathroom.

Everything in this home is brand new!

Externally there is landscaped front garden and rear garden. The rear garden does have access into the back of the garage also.

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

**Offers over £350,000**

# 114 Cherry Tree Avenue

## Waterlooville, PO8 8AT

4 2 1 D

- FULLY REFURBISHED
- TWO BATHROOMS
- OFF ROAD PARKING
- PEACEFUL LOCATION
- FOUR BEDROOMS
- BRAND NEW KITCHEN
- GARAGE
- LANDSCAPED GARDEN

### LOUNGE
7'6" x 19'8" x 10'2" (2.3 x 6.0 x 3.1)

### KITCHEN/DINER
7'10" x 19'4" x 13'9" x 14'1" (2.4 x 5.9 x 4.2 x 4.3)

### BATHROOM
5'10" x 5'10" (1.8 x 1.8)

### BEDROOM 1 + EN-SUITE
13'1" x 6'6" 16'4" x 12'9" x 11'5" (3.99m x 1.98m 4.98m x 3.89m x 3.48m)

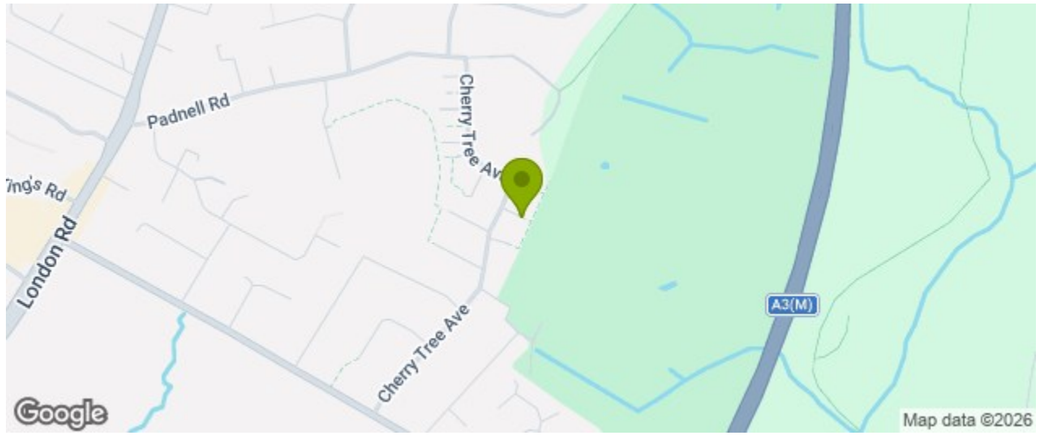
### BEDROOM 2
10'2" x 13'5" (3.1 x 4.1)

### BEDROOM 3
9'10" x 10'2" (3.0 x 3.1)

### BEDROOM 4
6'2" x 7'6" x 7'10" (1.9 x 2.3 x 2.4)

### GARAGE

### 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.

### 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.

### Anti Money Laundering
Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.