



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**

**£575,000**

**Freehold**

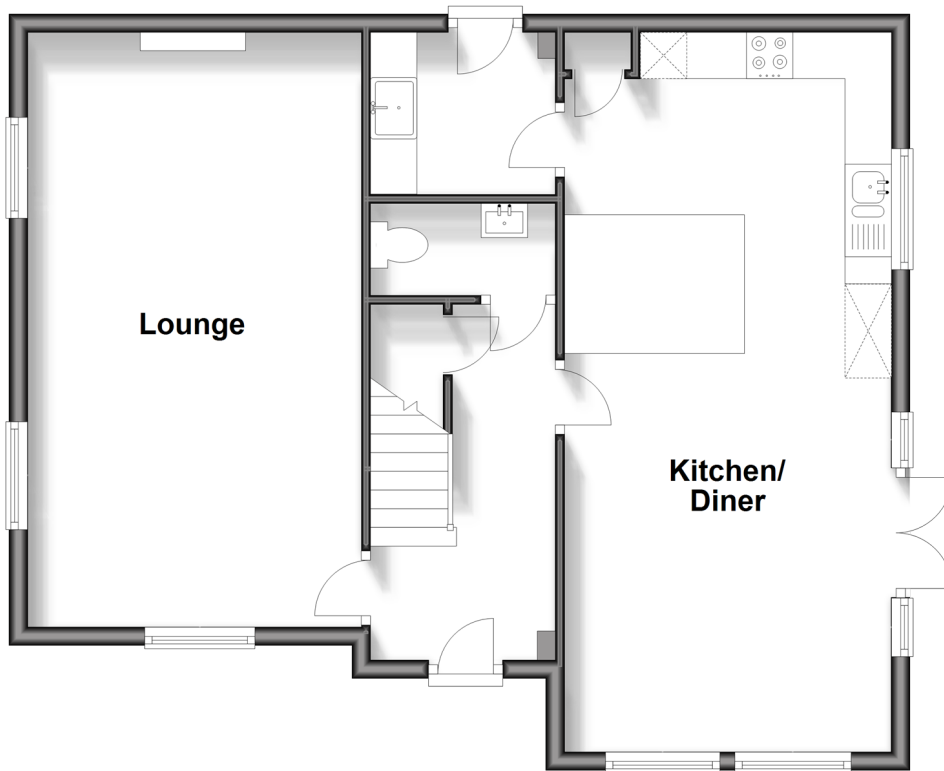
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**Marrelsmoor Avenue,  
Waterlooville,  
Hampshire, PO7**

**cubitt&west**  
Helping you move forwards

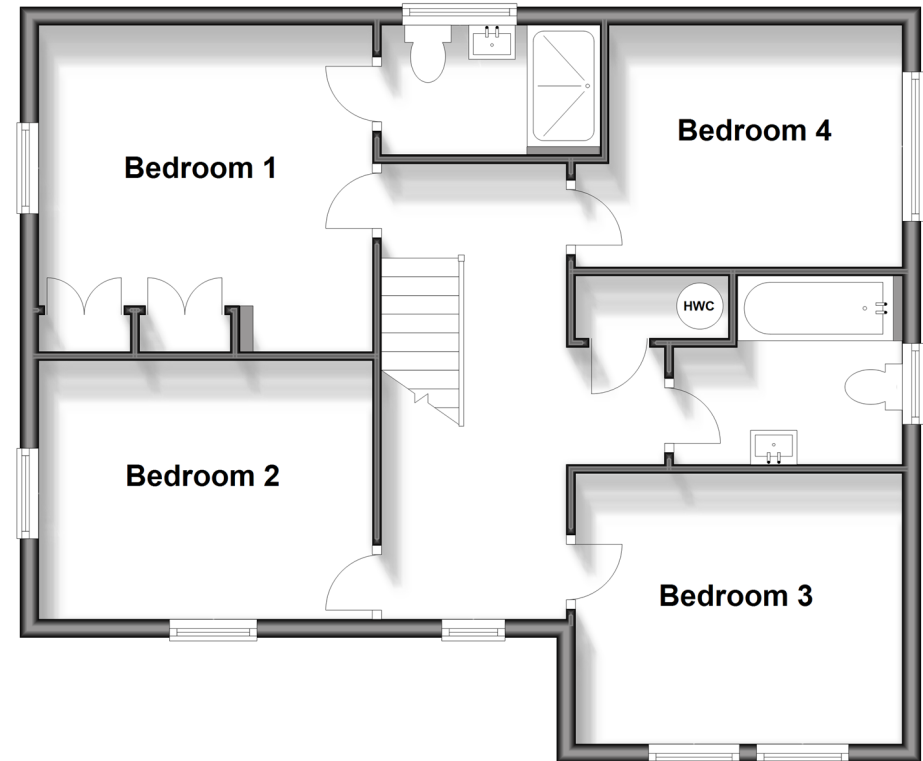
## Ground Floor

Approx. 65.3 sq. metres (702.6 sq. feet)



## First Floor

Approx. 64.5 sq. metres (694.6 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 21'0 x 12'0 (6.41m x 3.66m)

Kitchen/Diner: 25'0 x 11'0 (7.63m x 3.36m)

Cloakroom

Utility Room: 6'0 x 6'0 (1.83m x 1.83m)

### FIRST FLOOR

Landing

Bedroom 1: 12'0 x 11'0 (3.66m x 3.36m)

En-Suite Shower Room

Bedroom 2: 11'1 x 9'0 (3.38m x 2.75m)

Bedroom 3: 11'0 x 10'0 (3.36m x 3.05m)

Bedroom 4: 11'0 x 8'0 (3.36m x 2.44m)

Family Bathroom

### OUTSIDE

Front and Rear Gardens

Garage and Driveway





## Main features

- Beautifully presented family home in a sought-after area
- Modern kitchen with island and doors leading onto the garden
- Garage and driveway at the rear of the property
- Quiet location
- Within walking distance to the park, shops and bus stop



### Nearest Schools

Primary Schools: Waite End Primary 0.6 miles, St Peter's Catholic Primary, Waterlooville 1.0 miles, Hulbert Junior School 1.1 miles

Secondary Schools: Oaklands Catholic School 1.1 miles,



### Transport Information

Train Stations: Petersfield 10. miles, Liss 13. miles



### Address

Marrelsmoor Avenue, Waterlooville, Hampshire, PO7



### Directions

For directions to this property please contact us.





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Call WaterlooVille Branch 02392 267244 ■ [cubittandwest.co.uk](https://cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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