



12 Waterloo Street, Southsea

Offers in Region of £250,000

 chinneckshaw



# 12 Waterloo Street

## Southsea

Ideally located, this large three bedroom house in Waterloo Street, Southsea could be a great family home. It's located within walking distance to many local amenities including local shops, schools and transport links so would make a great purchase for those of you looking to move into the area.

The entrance hall is bright and leads through to a good size Lounge Dining area which in turn gives you access to a extended additional reception room. We think this would make a great home office or perhaps a play room for the kids? Either way, this a large useable space and perfect for growing families.

Next comes the Kitchen. Fitted with a range of wall and base cabinets this has been thought out very well with a door giving you access into the rear South facing garden.

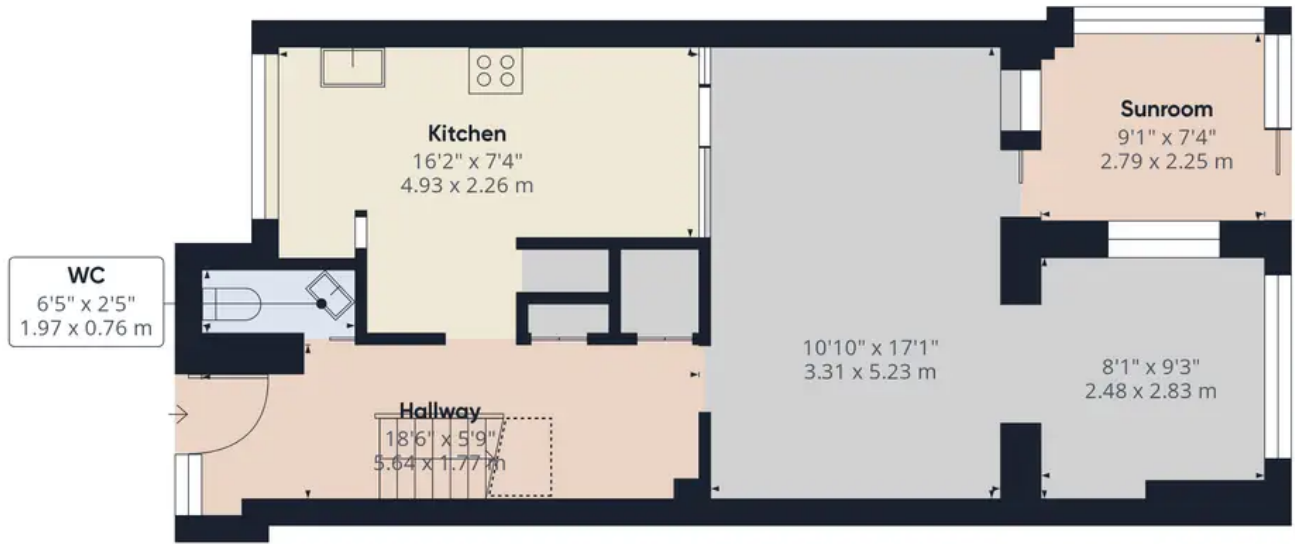
On the first floor are three bedrooms off a large landing. Two good sized double rooms and a further single room. The bathroom and WC are white and modern but still provide you with scope to design your own.

Outside is where this property really works well! You have off road parking at the front and a rear garden that is south facing. You'll also find two brick built storage sheds here, one of which we think could be turning be quite easily turned into a home/office space?

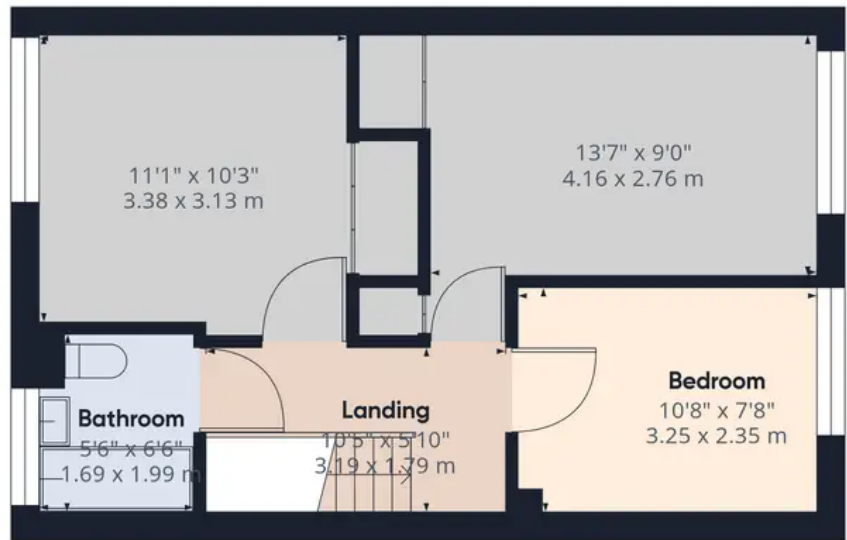
With no forward chain we think this is a wonderful family home, and once decorated to your own taste would be ready for you to enjoy.

Council Tax band: B Tenure: Freehold





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1055 ft<sup>2</sup>

98.01 m<sup>2</sup>

**Reduced headroom**

17.06 ft<sup>2</sup>

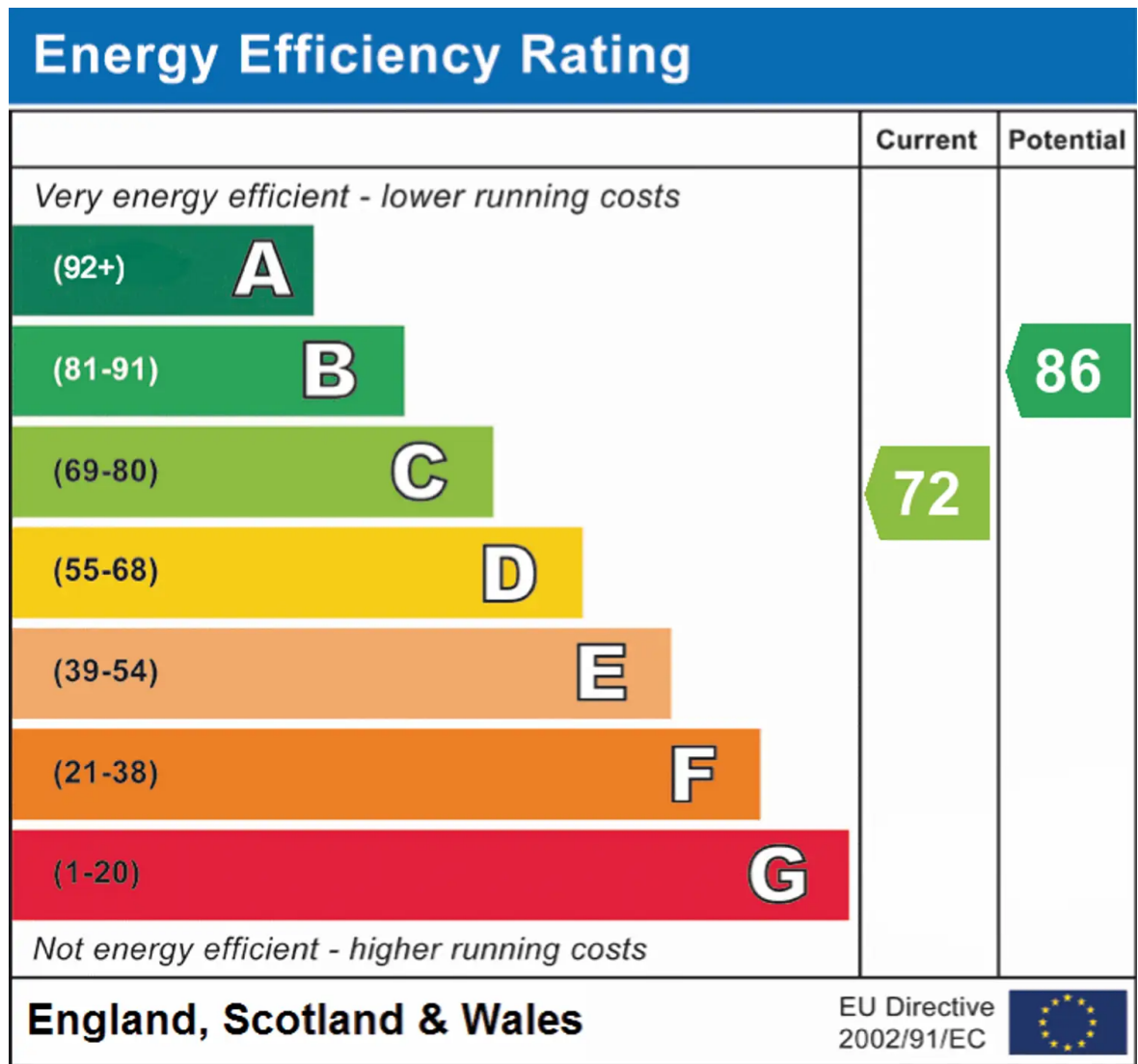
1.59 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**



## Chinneck Shaw

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