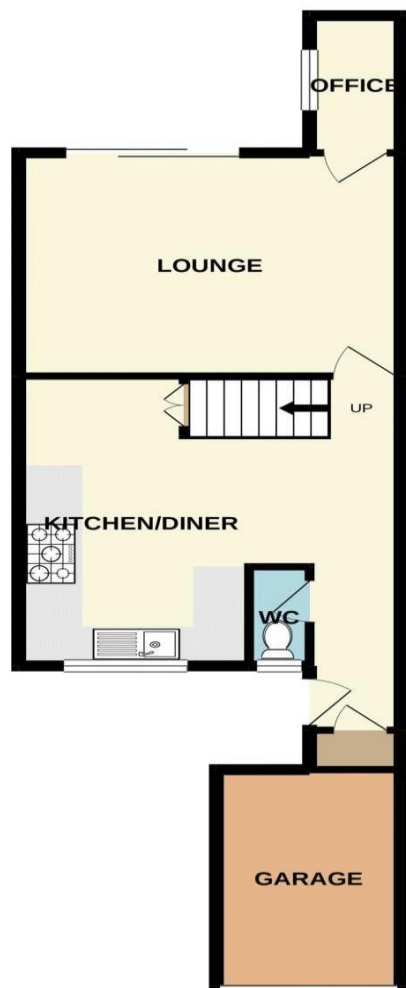


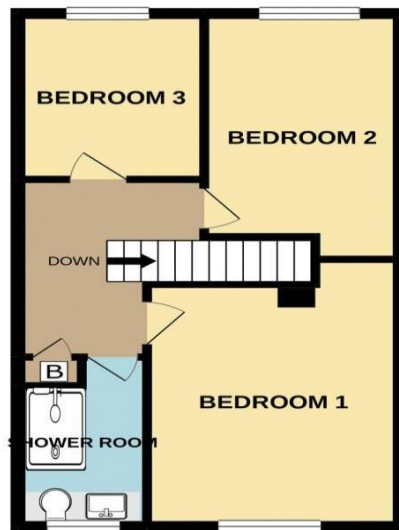


WAINWRIGHT ESTATES 

GROUND FLOOR



1ST FLOOR



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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# 1 Athena Avenue

Crookhorn, Waterlooville, Hampshire PO7 8AE

**Price: £290,000**

## DESCRIPTION

Situated on the outskirts of Crookhorn, you will stumble across this extremely well presented Three bedroom end of terrace property benefiting from parking and a garage. The hub of the home is the spacious modern fitted kitchen/diner where the family can gather and catch up on the days events. The generous sized lounge overlooks your low maintenance private and secluded south facing rear garden. Downstairs you will also find a handy office and a handy downstairs cloakroom. Upstairs you will find three well proportioned bedrooms for the growing family and a modern and inviting shower room. Additional benefits come in the form of the property being fully double glazed and gas central heated. Early interest is expected so don't delay and book your viewing today.

## ACCOMMODATION

ENTRANCE HALL

WC

KITCHEN/DINER: 16' 3" x 9' 2" (4.95m x 2.79m)

LOUNGE: 15' 2" x 12' 2" (4.62m x 3.71m)

OFFICE: 7' 6" x 3' 8" (2.28m x 1.12m)

## FIRST FLOOR

BEDROOM 1: 13' 2" x 10' 1" (4.01m x 3.07m)

BEDROOM 2: 12' 2" x 7' 8" (3.71m x 2.34m)

BEDROOM 3: 9' 1" x 6' 8" (2.77m x 2.03m)



SHOWER ROOM: 7' 8" x 4' 5" (2.34m x 1.35m)

## OUTSIDE

REAR GARDEN

GARAGE

OFF ROAD PARKING

