

PRICE: £335,000



Floor plan will be available shortly and displayed here.



Lucerne Avenue, WaterlooVille, PO7 6BB

Agents notes:

We have not tested any systems or appliances and no warranty as to the condition or suitability is confirmed nor implied. All measurements are approximate.

These particulars are thought to be materially correct but their accuracy is not guaranteed and they do not form part of any contract.

NO ONWARD CHAIN is offered with this THREE BEDROOM SEMI DETACHED BUNGALOW off the very popular requested BERG ESTATE. Presented in good decorative order throughout, ample off road parking leading to the Detached Garage, double glazing and gas heating VIEWING ESSENTIAL to avoid disappointment.

Covered Entrance
Double glazed front door leading to:-

Entrance Hall
Radiator, loft access, airing cupboard, fitted cabinet housing utility meters.

Lounge
W: 12' x L: 15' 1" (W: 3.66m x L: 4.6m)
Feature fireplace with brick surround, stone hearth and wood mantle, complemented with wood burning stove, double glazed french doors and double glazed window to rear aspect, radiator.

Kitchen
W: 10' 9" x L: 11' 9" (W: 3.28m x L: 3.58m)
Matching range of wall and base units complemented with work surfaces over incorporating stainless steel sink unit with mixer tap and drainer, four ring gas hob with electric oven below and extractor canopy over, space and plumbing for washing, space for under counter fridge or freezer, wall mounted Worcester boiler for central heating and domestic hot water, tiled splashback, double glazed windows to side and rear aspects, double glazed door to rear aspect.

Bedroom One
W: 12' x L: 10' 11" (W: 3.66m x L: 3.33m)
Double glazed window to front aspect, radiator.

Bedroom Two
W: 11' 11" x L: 9' 1" (W: 3.63m x L: 2.77m)
Double glazed window to front aspect, radiator.

Bedroom Three
W: 7' 7" x L: 12' (W: 2.31m x L: 3.66m)
(Maximum measurements to include depth of fitted wardrobe cupboards). Double glazed window to side aspect, floor to ceiling fitted wardrobe cupboard, radiator.

Bathroom
W: 5' 6" x L: 6' 6" (W: 1.68m x L: 1.98m)
White suite comprising panelled bath with wall mounted shower, wash hand basin set in vanity unit, low level WC, double glazed obscured window to side aspect, tiled to principle areas, wall mounted cabinet, radiator.

Garage
W: 7' 5" x L: 15' 6" (W: 2.27m x L: 4.73m)
Up and over door to the front, personal door to side and garden, double glazed window to side aspect, power and lighting.

OUTSIDE

Front
Driveway providing off road parking leading to the detached garage, the remainder of the frontage laid to lawn with mature planting.

Rear
Extensive patio area adjacent to the rear of the bungalow leading to the tended lawn. Mature planting complementing the borders, panelled fencing serving the boundaries, timber garden shed to remain, gated side access leading to the driveway.

