



# PRICE: £470,000



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENDORA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	67	82

### 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.

To verify flood risk of this property please see the following link;

<https://check-long-term-flood-risk.service.gov.uk/risk>



## Windsor Road, Waterlooville, PO7 6BA

SPACIOUS FOUR BEDROOM CHALET BUNGALOW on the Berg Estate. The property benefits bedrooms on the ground and first floor, ground floor bathroom, first floor WC, spacious Conservatory overlooking the good sized Southerly aspect rear garden. Off road parking leading to the Garage.

Covered Entrance  
Double glazed front door.

Entrance Hall  
Stairs to first floor with newly fitted carpet, double glazed lead light effect window to front aspect, radiator, wall mounted boiler, laminate wood effect flooring.

Kitchen  
W: 10' 11" x L: 12' 10" (W: 3.33m x L: 3.91m)  
Matching range of wall and base units complemented with work surfaces over incorporating 1½ bowl sink unit with mixer tap and drainer, four ring gas hob with extractor canopy over, Stoves eye level double oven, space and plumbing for washing machine, integrated fridge / freezer, double glazed windows to side and rear aspects, double glazed door to Garden, radiator, tiled flooring, smoothed ceiling with pin spot down lighting.

Lounge  
W: 11' x L: 15' 11" (W: 3.35m x L: 4.85m)  
Feature fireplace with polished stone surround, back and hearth with inset electric fire, two double glazed windows to side aspect, double glazed French doors to Conservatory, coved and textured ceiling.

Conservatory  
W: 12' 2" x L: 12' 8" (W: 3.71m x L: 3.86m)  
Feature brick base with double glazed windows to side and rear aspects, vaulted tinted glass roof, double glazed French doors to Garden and double glazed French doors to Lounge. Air conditioning & ceiling fan. Built in LED to window sils.

Bedroom One  
W: 10' 4" x L: 12' 11" (W: 3.15m x L: 3.93m)  
Double glazed lead light effect bow window to front aspect, radiator, smoothed ceiling.

Bedroom Four  
W: 10' 11" x L: 6' 11" (W: 3.34m x L: 2.12m)  
Double glazed window to side aspect, laminate wood effect flooring, textured ceiling.

Bathroom  
W: 7' 7" x L: 6' 2" (W: 2.31m x L: 1.87m)  
Suite comprising panelled bath with wall mounted shower and shower screen, mixer tap with hand held telephone style shower attachment, wash hand basin and low level wc set in vanity unit, "old school" style heated towel rail, tiled to principle areas, double glazed obscured window to side aspect, smoothed ceiling with pin spot down lighting.

FIRST FLOOR  
Landing, access to eaves storage, newly fitted carpet.

Bedroom Two  
W: 10' 10" x L: 11' 9" (W: 3.31m x L: 3.59m)  
Double glazed window to side aspect, radiator, fitted wardrobe cupboard, access to eaves storage.

Bedroom Three  
W: 10' 10" x L: 9' 3" (W: 3.31m x L: 2.83m)  
Double glazed window to side aspect, radiator.

Cloakroom  
W: 4' 8" x L: 4' 1" (W: 1.42m x L: 1.24m)  
Modern suite comprising close coupled low level WC and wash hand basin set in vanity unit, double glazed obscured window to side aspect, radiator, tiled to principle areas, laminate wood effect flooring.

OUTSIDE  
The property boasts generous off road parking to the front and side leading down to the garage, the remainder of the frontage is laid with lawn with a mature magnolia tree. Brick wall serves the front boundary. The rear garden has a southerly aspect, is mainly laid with lawn and boasts two patio / seating areas. Timber garden shed to remain, gated side access, outside tap, access to the Garage, newly installed fence panels serving the boundaries.

Garage  
W: 8' x L: 20' 2" (W: 2.45m x L: 6.16m)  
Up and over door to the front, personal door to the Garden, power and lighting.

