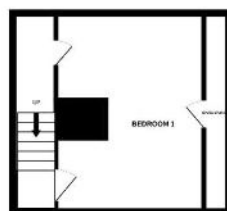
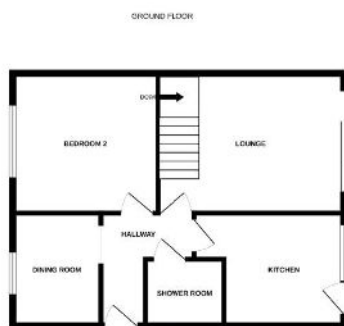




PRICE: £310,000



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, walls, windows and other features are approximate and no responsibility is accepted for any errors or omissions. This plan is for illustrative purposes only and should not be used for any other purpose. The actual layout and dimensions of the property may vary from those shown on the plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		84
(81-91) B		
(69-80) C		
(55-68) D		40
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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>



Silverdale Drive, Waterlooville, PO7 6DX

NO FORWARD CHAIN is offered with this TWO BEDROOM SEMI DETACHED CHALET BUNGALOW off the popular Berg Estate. Accommodation to include lounge, kitchen, shower room, two bedrooms, separate dining room (formerly bedroom three), driveway and detached garage, in need of some modernisation throughout.

Entrance

Timber constructed steps and handrail leading to the double glazed front door.

Entrance Hall

Loft access, coved and textured ceiling, dado rail, wall mounted electric heater, archway leading into dining room (formerly bedroom three).

Lounge

W: 11' x L: 14' 10" (W: 3.35m x L: 4.52m)

Stairs to the first floor, double glazed sliding patio doors to the garden / rear aspect, wall mounted electric heater, laminate wood effect flooring, coved and textured ceiling.

Kitchen

W: 8' 11" x L: 11' 10" (W: 2.71m x L: 3.61m)

Matching range of wall and base units complemented with work surfaces over incorporating 1½ bowl stainless steel sink unit with mixer tap over, space for cooker, space and plumbing for washing machine, double cupboard housing hot water tank and wall mounted consumer unit and utility meter, double glazed window and door to rear aspect, wall mounted xplair warm air heater, tiled to principle areas, coved and textured ceiling.

Bedroom One

W: 11' 1" x L: 11' 5" (W: 3.37m x L: 3.49m)

(Maximum measurements including depth of fitted wardrobe cupboard). Double glazed window to front aspect, fitted wardrobe cupboard, wall mounted electric heater, coved and textured ceiling.

Dining Room (formerly Bedroom Three)

W: 8' 11" x L: 7' 1" (W: 2.72m x L: 2.15m)

Double glazed window to front aspect, archway to entrance hall, wall mounted cabinets, wall mounted electric heater.

Shower Room

Shower cubicle, pedestal wash hand basin, close coupled low level wc, double glazed obscured window to side aspect, tiled to principle areas.

FIRST FLOOR

Landing, double glazed window to front aspect.

Bedroom Two

W: 13' 1" x L: 16' 6" (W: 4m x L: 5.02m)

(Maximum overall measurements (L shaped). Double glazed window to front aspect, wall mounted electric heater, three eaves storage cupboards, textured ceiling.

OUTSIDE

The frontage benefits from a long driveway down the side of the property leading to the garage. (Please note there is currently interrupted access leading to the garage due to timber constructed steps with metal handrail currently in situ). The remainder of the frontage boasts gravelled section creating additional off road parking at the front, with additional lawn, brick wall serving the front boundary, gated side access leads into the rear garden. The rear garden boasts patio / seating area adjoining the rear of the property with the remainder mainly laid with lawn with tended stocked borders, panelled fencing complement the side boundaries, timber garden shed to remain, personal door providing access to the detached garage.

Garage

(Restricted access). Up and over door to the front, personal door to the side, glazed windows to side and rear aspects, power and electric.

Please Note

There is currently restricted access down the driveway leading to the garage due to the timber constructed steps and handrail being constructed for easier access for the current owner.

