

PRICE:£400,000



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The accuracy, volume and appearance shown here has not been tested and no guarantee is made as to the accuracy or efficiency of any system.



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.

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

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

NO FORWARD CHAIN and OWNED SINCE NEW. Deceptively spacious EXTENDED FOUR BEDROOM DETACHED BUNGALOW off the very popular requested 'Berg Estate'. Features include spacious lounge / dining room, shower room and separate cloakroom, double glazing, gas heating, driveway leading to garage / workshop.

Covered Entrance

Double glazed front door, double glazed obscured side panels.

Entrance Hall

Two fitted cupboards housing utility meters, two radiators, textured ceiling providing access to boarded loft area via pull down ladder.

Kitchen

W: 8' 11" x L: 13' 6" (W: 2.73m x L: 4.12m)

Matching range of wall and base units complemented with work surfaces over incorporating stainless steel sink unit with drainer, space for freestanding cooker, space for undercounter fridge or freezer, double glazed windows to side and rear aspects, double glazed door to side aspect / garden, tiled to principle areas, textured ceiling.

Lounge / Dining Room

W: 12' x L: 20' 1" (W: 3.65m x L: 6.12m)

Double glazed windows to side and rear aspects, two radiators, smoothed ceiling, wall mounted gas fire (CURRENTLY DISCONNECTED).

Bedroom One

W: 11' 9" x L: 12' 3" (W: 3.57m x L: 3.73m)

(Maximum measurements including depth of fitted wardrobe cupboard). Double glazed window to front aspect, radiator, fitted wardrobe cupboard, textured ceiling.

Bedroom Two

W: 11' 11" x L: 7' 11" (W: 3.64m x L: 2.43m)

Double glazed window to side aspect, radiator, textured ceiling.

Bedroom Three

W: 11' 11" x L: 7' 7" (W: 3.64m x L: 2.3m)

Double glazed window to side aspect, radiator, textured ceiling.

Bedroom Four

W: 9' 2" x L: 11' 11" (W: 2.78m x L: 3.62m)

(Maximum measurements including depth of fitted wardrobe cupboards). Double glazed windows to front and side aspects, radiator, fitted wardrobe cupboards, textured ceiling.

Shower Room

W: 5' 6" x L: 6' 3" (W: 1.68m x L: 1.9m)

Suite comprising corner shower cubicle with wall mounted shower and wall mounted seat, wash hand basin and low level wc set in vanity unit, chromium ladder style radiator, tiled flooring and to principle areas, double glazed obscured window to side aspect, smoothed ceiling with pin spot downlighting, wall mounted light and shaver point.

Cloakroom

W: 5' 5" x L: 6' 4" (W: 1.66m x L: 1.92m)

(Maximum measurements). Low level wc, wash hand basin set in vanity unit, tiled to principle areas, double glazed obscured window to side aspect, access to cupboard with radiator and housing wall mounted boiler for central heating and domestic hot water.

OUTSIDE

The frontage is mainly lawned with mature tended planting with gated side access to the rear garden and driveway providing off road parking leading to the attached garage / workshop. The rear garden boasts a north / west aspect, mainly laid with lawn, mature hedgerow and planting complement the side and rear boundaries, personal door to the garage / workshop.

Garage/Workshop

W: 7' 8" x L: 20' 8" (W: 2.35m x L: 6.3m)

Up and over door to the front, door and window to rear aspect, light and power point.

