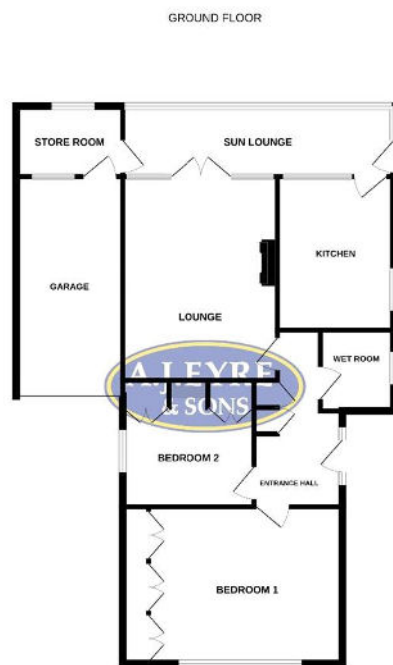




PRICE: £350,000



We warrant every drawing has been made to the best of our knowledge and belief, and we accept no responsibility for any errors or omissions. This plan is for guidance only and should not be used as a basis for any financial or legal decision. The plan is not to scale and is not a guarantee of accuracy. It is the buyer's responsibility to verify the details of the property. Made with Blueprints 12/2015



Windsor Road, Waterlooville, PO7 6BA

NO FORWARD CHAIN is offered with this extended TWO DOUBLE BEDROOM LINK DETACHED BUNGALOW off the very popular requested 'Berg' Estate in Waterlooville. Accommodation boasts spacious lounge, kitchen / breakfast room, newly fitted combination boiler, driveway, garage, good sized rear garden.

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>

Covered Entrance

Double glazed front door, double glazed obscured side panels.

Entrance Hall

Coved and textured ceiling with access to loft area, two fitted storage cupboards either side of the front door housing utility meters, double airing cupboard with shelving and wall mounted combination boiler for central heating and domestic hot water.

Kitchen

W: 8' 11" x L: 12' 3" (W: 2.72m x L: 3.73m)

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 electric oven below and extractor canopy over, space and plumbing for washing machine, radiator, tiled to principle areas, space for table and chairs, double glazed windows to side and rear aspects, door to sun lounge, coved and textured ceiling.

Lounge

W: 11' 11" x L: 16' 4" (W: 3.64m x L: 4.98m)

(Maximum measurements). Feature fireplace with stone hearth, floor mounted fire (currently not in working order). Double glazed French doors with double glazed side panels to rear aspect, radiator, two wall light points, coved and textured ceiling.

Sun Lounge

W: 22' 3" x L: 5' 6" (W: 6.79m x L: 1.69m)

Glazed windows to rear aspect, double glazed door to side aspect, tiled flooring, glazed roof, power points, door to store room.

Store Room

W: 8' 2" x L: 5' 8" (W: 2.5m x L: 1.73m)

Located at the rear of the garage, door into garage, door to sun lounge, glazed window to rear aspect, power point.

Bedroom One

W: 14' 11" x L: 12' 1" (W: 4.55m x L: 3.68m)

(Maximum measurements not including depth of fitted wardrobe cupboards). Double glazed window to front aspect, two radiators, floor to ceiling fitted wardrobe cupboards, coved and textured ceiling.

Bedroom Two

W: 10' 3" x L: 9' 9" (W: 3.11m x L: 2.97m)

(Maximum measurements including depth of fitted wardrobe cupboards). Double glazed window to side aspect, two sets of fitted wardrobe cupboards, radiator, coved and textured ceiling.

Wet Room

W: 5' 5" x L: 6' 3" (W: 1.65m x L: 1.91m)

Wall mounted shower with wall mounted fold away seat, pedestal wash hand basin, close coupled low level wc, wall mounted mirror fronted bathroom cabinet, chromium ladder style radiator, tiled walls, textured ceiling.

OUTSIDE

The frontage boasts driveway providing off road parking leading to the garage, the remainder of the frontage is laid with lawn with feature dwarf brick planter with planting to the front boundary. The rear garden is mainly laid with lawn, tended borders, panelled fencing complements the side and rear boundaries, timber garden shed to remain.

Garage

W: 7' 11" x L: 16' 11" (W: 2.43m x L: 5.15m)

Up and over door to the front, window and door to rear aspect / store room, lighting.

