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

PRICE:£380,000



Lucerne Avenue, Waterloo, PO7 6BB

NO FORWARD CHAIN is offered with this EXTENDED THREE BEDROOM LINK DETACHED BUNGALOW off the very popular requested 'Berg' Estate in Waterlooville. Accommodation boasting extended kitchen / breakfast room, spacious lounge, shower room, blocked paved driveway leading to the attached garage.



#### Covered Entrance

Double glazed front door and double glazed obscured side panels.

#### Entrance Hall

Laminate wood effect flooring, radiator, fitted cabinets housing utility meters, fitted airing cupboard with shelving, additional fitted storage cupboard, coved and textured ceiling providing access to loft area.

#### Kitchen / Breakfast Room

W: 8' 11" x L: 20' 6" (W: 2.72m x L: 6.25m)

Matching range of wall and base units complemented with work surfaces over incorporating stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, space for tumble dryer, space for fridge / freezer, four ring electric hob with extractor canopy over and electric oven below, wall mounted Worcester boiler for central heating, tiled splashback, laminate wood effect flooring, space for table and chairs, two double glazed windows to side and rear aspects, double glazed French doors to side aspect, coved and textured ceiling.

#### Lounge

W: 11' 11" x L: 16' 2" (W: 3.64m x L: 4.93m)

Feature fireplace with inset electric fire, double glazed French doors to rear aspect and garden, double glazed side panels, two radiators, laminate wood effect flooring, coved and textured ceiling.

#### Bedroom One

W: 11' 9" x L: 11' 10" (W: 3.58m x L: 3.61m)

Double glazed Georgian style window to front aspect, radiator, coved and smoothed ceiling.

#### Bedroom Two

W: 9' 2" x L: 12' 2" (W: 2.8m x L: 3.71m)

Two double glazed Georgian style windows to front and side aspects, radiator, textured ceiling.

#### Bedroom Three

W: 10' 2" x L: 7' 5" (W: 3.1m x L: 2.27m)

(Measurements not including into door way). Double glazed Georgian style window to side aspect, radiator, laminate wood effect flooring, coved and textured ceiling.

#### Shower Room

Suite comprising corner shower cubicle with wall mounted shower and grab rail, close coupled low level wc, pedestal wash hand basin, double glazed obscured window to side aspect, tiled flooring and to principle areas, ladder style radiator, coved and textured ceiling.

#### OUTSIDE

The frontage is laid with lawn and personal pathway leading to the front door. The remainder of the frontage is block paved driveway providing off road parking leading to the attached garage. The rear garden boasts patio / seating area with the remainder laid with lawn, tended borders and panelled fencing complement the side and rear boundaries, gated side access and personal timber door to the rear of the garage.

#### Garage

W: 7' 10" x L: 15' 6" (W: 2.39m x L: 4.74m)

Up and over door to the front, personal door to the rear / garden, power and lighting.

