



PRICE: £365,000



All data every attempt has been made to ensure the accuracy of the floor plan and room measurements. However, the floor plan and room measurements are not intended to be used as a basis for any legal or financial transaction. The purchaser is advised to verify the accuracy of the floor plan and room measurements at their own risk. The floor plan and room measurements are not intended to be used as a basis for any legal or financial transaction. The purchaser is advised to verify the accuracy of the floor plan and room measurements at their own risk.



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>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Windsor Road, Waterlooville, PO7 6BA

Impressive well presented TWO DOUBLE BEDROOM LINK DETACHED BUNGALOW off the very popular requested 'Berg' estate in Waterlooville. Accommodation boasts modern kitchen, lounge, conservatory at the rear, extensive block paved off road parking leading to extended garage incorporating workshop area.

Entrance
Double glazed front door.

Entrance Hall
Partly tiled flooring, storage cupboard with hanging rail, smoothed and coved ceiling, radiator, storage cupboard housing utility meter, fitted storage cabinet with wall mounted electrical fuse board and utility meter, fitted mirror fronted airing cupboard with shelving and wall mounted boiler for central heating and domestic hot water.

Lounge / Dining Room
W: 12' 5" x L: 15' 5" (W: 3.65m x L: 4.7m)
Feature fireplace with polished stone surround and hearth with inset electric fire, double glazed French doors and double glazed window to rear aspect and conservatory, two radiators, coved and smoothed ceiling.

Conservatory
W: 11' 10" x L: 10' 5" (W: 3.6m x L: 3.18m)
(Maximum measurements).
Feature brick base with double glazed windows to side and rear aspects, vaulted ceiling, double glazed French doors to side aspect and additional French doors to lounge, tiled flooring, power points, wall mounted electric heater.

Kitchen
W: 8' 11" x L: 11' 3" (W: 2.72m x L: 3.43m)
Modern matching range of wall and base units complemented with work surfaces over incorporating 1½ bowl stainless steel sink unit with mixer tap and drainer, four ring gas hob with extractor canopy over and electric oven below, integrated fridge / freezer, integrated washing machine, tiled to principle areas, radiator, double glazed door and window to rear aspect, coved and smoothed ceiling.

Bedroom One
W: 15' 11" x L: 11' 11" (W: 4.85m x L: 3.63m)
Double glazed windows to front and side aspects, radiator, range of fitted bedroom furniture, coved and smoothed ceiling with pin spot downlighting.

Bedroom Two
W: 10' 3" x L: 9' 10" (W: 3.13m x L: 2.99m)
Double glazed window to rear aspect, radiator, range of fitted bedroom furniture, coved and smoothed ceiling with access to loft area.

Bathroom
W: 5' 8" x L: 6' 4" (W: 1.72m x L: 1.94m)
Suite comprising panelled bath with mixer tap and wall mounted mixer shower over, wash hand basin set in vanity unit, low level wc, chromium ladder style radiator, double glazed obscured window to side aspect, tiled to principle areas, smoothed ceiling.

OUTSIDE
The frontage is mainly paved to create extensive off road parking leading to the attached garage. The rear garden is extensively paved for low maintenance, panelled fencing complement the side and rear boundaries, gated side access leads to the front / driveway, outside tap, personal door to the workshop area and garage.

Garage
W: 7' 11" x L: 16' 9" (W: 2.4m x L: 5.11m)
Up and over door to the front, power and lighting, extended at the rear to create workshop area.

Workshop
W: 5' 1" x L: 6' (W: 1.54m x L: 1.84m)
Wall mounted light, power point, personal door to the rear garden, opening to garage area.

