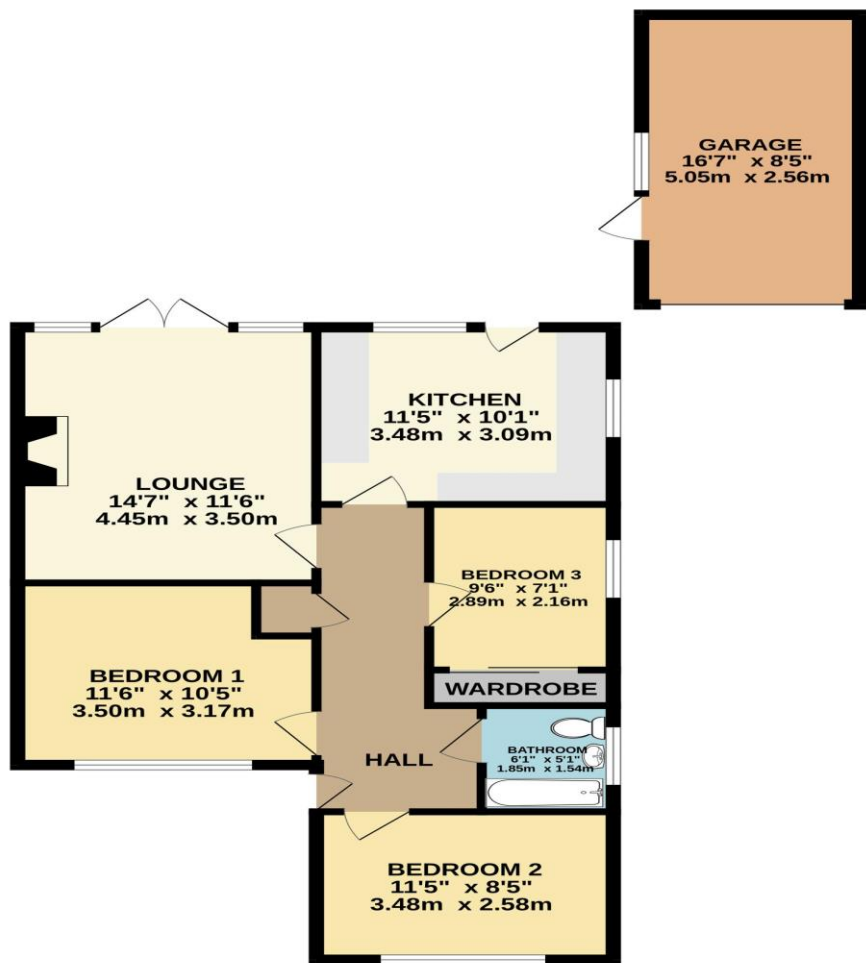




GROUND FLOOR
833 sq.ft. (77.4 sq.m.) approx.



TOTAL FLOOR AREA : 833 sq.ft. (77.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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22 Lucerne Avenue

Waterlooville PO7 6BB

Price: £400,000

DESCRIPTION

Wainwright Estates are pleased to offer this immaculately presented, three bedroom, semi detached bungalow situated in a popular location within the 'Berg' Estate, Waterlooville. Internally the property offers a light and spacious lounge to the rear overlooking the garden, a modern kitchen/breakfast room, three well proportioned bedrooms and a bathroom. Outside there's a private rear garden, a front garden, driveway and garage. Additional benefits include double glazing and gas central heating. Internal viewing highly recommended.

ACCOMMODATION

ENTRANCE HALL

LOUNGE: 14' 7" x 11' 6" (4.44m x 3.50m)

KITCHEN/BREAKFAST ROOM: 11' 9" x 10' 4" (3.58m x 3.15m)

BEDROOM 1: 11' 6" x 10' 5" (3.50m x 3.17m)

BEDROOM 2: 11' 5" x 8' 6" (3.48m x 2.59m)

BEDROOM 3: 9' 6" to front of wardrobes x 7' 1" (2.89m x 2.16m)

BATHROOM: 6' 1" x 5' 1" (1.85m x 1.55m)



OUTSIDE

REAR GARDEN

GARAGE & DRIVEWAY

USEFUL INFORMATION

TENURE - Freehold

COUNCIL TAX – Havant Borough Council Band D

EPC RATING - C

