



£370,000
Sunnymead Drive
Waterlooville, PO7 6BU

PROPERTY SUMMARY

Having undergone an extensive renovation programme, we are delighted to offer for sale this beautifully presented 2 bedroom semi detached bungalow located on the very popular 'Berg' estate in Waterlooville. The property has a large number of benefits and internal viewings are very strongly advised. The property boasts 2 double bedrooms, a modern fitted kitchen, stunning bathroom suite and a good sized lounge. Externally there is a large south facing rear garden with outbuilding and a driveway providing off road parking for several vehicles. To arrange your viewing contact us as sole agents today.





ENTRANCE HALL Radiator, engineered hard wood flooring which runs into the lounge, access to loft, storage cupboard, spot lighting, open to lounge, doors to:

BEDROOM 1 12' 11" x 10' 05" (3.94m x 3.18m) Window to front aspect, radiator.

BEDROOM 2 11' 07" x 9' 01" (3.53m x 2.77m) Window to front aspect, radiator.

BATHROOM 6' 11" x 6' 02" (2.11m x 1.88m) Window to side aspect, heated towel rail, panelled bath with shower over and mixer tap, WC and hand wash basin with vanity surround, part tiled and part panelled wall, tiled flooring, subtle back ground lighting.

KITCHEN 13' 11" x 9' 10" (4.24m x 3m) Windows to side and rear aspects, door to rear garden, floor to ceiling radiator, range of fitted cupboards, units and work surfaces with inset sink unit and mixer tap, plumbing for washing machine and dishwasher, space for fridge freezer, space for 'Range' style cooker with extractor over, spot lighting.

LOUNGE 15' 07" x 12' 11" (4.75m x 3.94m) Windows and double doors to rear garden, radiator, feature electric fireplace, smart heating system.

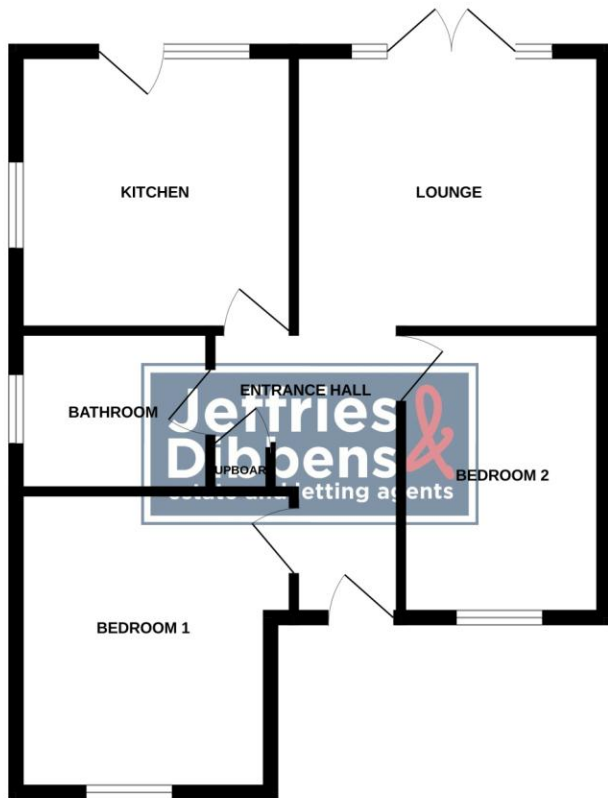
OUTSIDE Front - Lawned front garden, own driveway with double gates providing off road parking, electric charging point.

REAR GARDEN Large south facing rear garden which is mostly laid to lawn, shingle area, paved area, outside tap and lighting.

OUTBUILDING 16' 4" x 15' 04" L Shaped (4.98m x 4.67m) Double doors to front, window to side, (not finished internally).



GROUND FLOOR



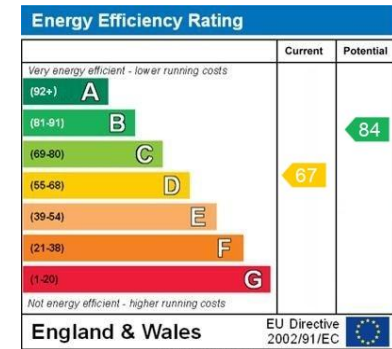
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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