



GUIDE PRICE  
**£400,000**  
**Lugano Close**  
Waterlooville, PO7 6AT

## PROPERTY SUMMARY

Having undergone an extensive modernisation programme and boasting a quiet cul-de-sac location on the popular 'Burg' estate we are delighted to offer for sale this impressive 3 bedroom semi detached bungalow in Lugano Close. The property is offered for sale with no forward chain and internal viewings are very strongly advised. The property offers 3 well proportioned bedrooms, a modern re-fitted bathroom suite, large lounge, newly fitted kitchen with integrated appliances, separate utility room and a superb conservatory. Externally there is a newly laid Tarmac drive leading to a detached garage providing off road parking and a large rear garden. Early interest is expected so to arrange your viewing contact Jeffries & Dibbens today!





**ENTRANCE HALL** Composite door to front aspect, radiator, meter cupboard, spot lighting, storage cupboard, Oak doors throughout leading to:

**BEDROOM 2** 11' 9" x 7' 7" (3.58m x 2.31m) Window to front aspect, radiator, spot lighting.

**BEDROOM 1** 11' 11" x 10' 10" (3.63m x 3.3m) Window to front aspect, radiator, fitted wardrobes, spot lighting.

**BATHROOM** Window to side aspect, heated towel rail, panelled bath with shower over, hand wash basin and WC with vanity surround and cupboard under, fully tiled surround, tiled flooring, sport lighting.

**BEDROOM 3** 11' 9" x 8' 11" (3.58m x 2.72m) Window to side aspect, radiator, fitted wardrobes, spot lighting.

**LOUNGE** 15' 6" x 11' 11" (4.72m x 3.63m) Double doors to rear, radiator, spot lighting.

**KITCHEN** 11' 5" x 10' 10" (3.48m x 3.3m) Double doors to rear, door to conservatory, floor to ceiling radiator, range of fitted cupboards, units and work surfaces with inset sink unit and mixer tap, integrated oven, hob and extractor, integrated fridge freezer.

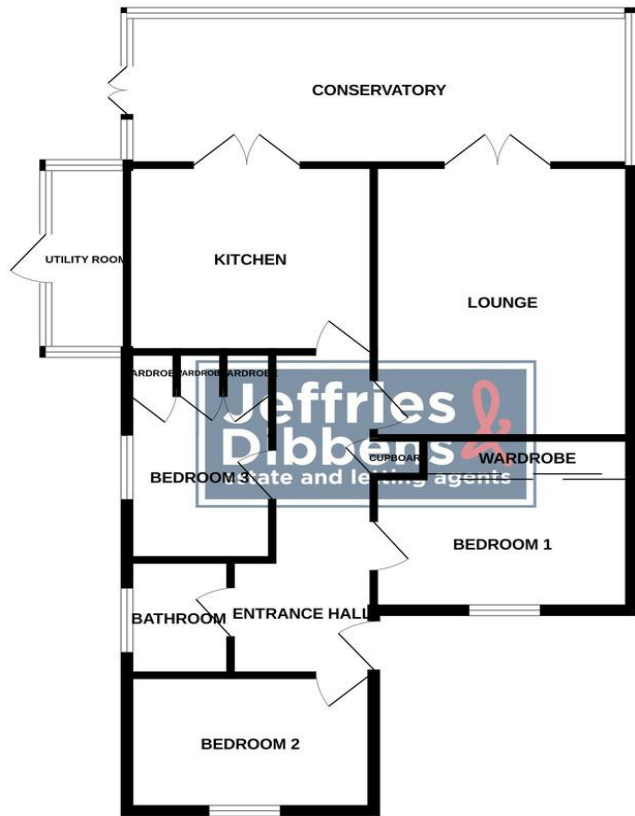
**UTILITY ROOM** 12' 10" x 5' 8" (3.91m x 1.73m) Door to side, windows to all sides, work surface with sink unit, mixer tap and cupboard under, plumbing for washing machine.

**CONSERVATORY** 23' 7" x 9' 9" (7.19m x 2.97m) Double doors to side, windows to all sides, floor to ceiling radiator, light and power.

**OUTSIDE** Front - Newly laid driveway leading to detached garage, gated side access.

**REAR GARDEN** Large rear garden with 2 large lawned areas and mixture of shrubs and flower borders, outside tap and lighting, timber shed.

GROUND FLOOR



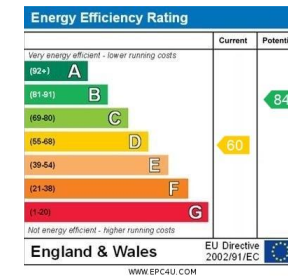
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**VIEWINGS**  
By prior appointment only



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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